

AMBASSADOR I CONDOMINIUM
505 EAST DENNY WAY SEATTLE, WA 98122

Ambassador I Regular Board Meeting -- March 26, 2018 7:00pm

Convened at 7:00pm

Attending:

Nick Hart, President

Steve Wilson, Vice President

Brian Shineman – Treasurer

Bill Bielby, Secretary

Robin Cole, Member at Large

Ty Booth – Member at Large

Tim Trohimovich, Member at Large

Suzanne Heidema, Accountant

Lisa Lightner, Building Manager

1. **Approval of Agenda** – Motion to approve agenda by Steve, second by Brian, approved 7-0.
2. **Approval of Feb minutes** – Motion to approve February minutes by Robin, second by Steve, passed 7-0
3. **Homeowner/Tenant issues** -- None
4. **Exterior Remediation Project**
 - a. Update from Robin – Zone 1 windows installed and 60% of exterior trim finished. Some windows on zone 2 yet to be installed. Tuck pointing is complete except for commercial unit. Robin and our architect Brandon Hamilton have been consulting with Intars Spunde of WES Construction regarding interior trim. Tolerances are different from window to window and unit to unit, and some leave gaps too large for caulk alone. WES has been installing exterior trim, but will need to do interior as well. Intars had proposed an interior trim piece that Robin and Brandon rejected due to aesthetics. The proposed trim had a rounded rather than 90-degree edge. We would like WES to add a flat trim piece instead. Also, Robin had heard from Jim Maloney of Cosmos regarding the commercial unit that they plan on buying commercial-style doors for that unit.
 - b. Ambassador II communication – Robin will invite Jay from Ambassador II to meeting with WES tomorrow .
5. **Old Business**
 - a. Pest control repair update (Suzanne) – Seems to be working, first dead rats, and now no rats reported.
 - b. Unit 304 remodel (Steve) – Gary is a little behind – new cabinets and sink are sitting in unit uninstalled, still needs to demolish the old cabinets. Granite workers will measure and install counters same day, but new cabinets need to be installed first.
 - c. Unit 304 invoices (Nick) -- \$4,890 for cabinets, counters. Steve had paid with his personal credit card. Motion to reimburse Steve and pay Gary by Tim, second by Robin, passed 6-0, Steve recused himself. Motion to move money from regular reserve to checking to cover this by Tim, second by Bill, passed 6-0, Steve recused himself.
 - d. Roof fan noise (Tim’s unit) – noise levels are still far above what should be, loud enough to be hard to sleep at night. Possibly the fan could be set on a timer so it’s running only during the day, at least as a temporary solution. Will research replacement costs for that fan.

6. New Business -- None

7. **Building Manager Report (Lisa)** – Was a fire alarm issue that has been dealt with, and is no longer setting off alarm.

8. **Financial Report (Suzanne)** – “Lump sum” money will be running out soon – will be starting to use about half of progress billing for April. Unit 103 has given HOA a check for 3 months plus late fees, which brings the account current. Other units are paying on time. Expenses are running in line with budget. Motion to approve financial report by Tim, second by Steve, passed 7-0.

9. Committee Reports

a. Historic Committee (Ty) – Historic photo of Ambassador I is ready, just needs to be hung.

b. Rules Committee (Tim) -- tabled

c. Design Committee – nothing right now. Ty may help with that, Nick will find names of owners who had expressed interest at annual meeting.

d. Web Committee (Nick) – Nick will post past minutes to website

10. **Choose next board meeting date** -- Tues 4/24, 7pm

11. **Adjourn** – Motion by Robin, second by Steve, passed 7-0. Adjourned 7:44pm

Recorded by Bill Bielby