

Ambassador I Regular Board Meeting -- October 23, 2018 7:00pm

Attending:

Nick Hart, President
Steve Wilson, Vice President
Brian Shineman, Treasurer
Bill Bielby, Secretary
Robin Cole, Member at Large

Tim Trohimovich, Member at Large
Ty Booth, Member at Large
Suzanne Heidema, Accountant
Lisa Lightner, Building Manager

Meeting commenced at 7:00pm

1. **Approval of Agenda** -- Motion by Tim, second by Ty, Approved 7-0.
2. **Approval of September minutes** – Motion to approve minutes with one change (“etched” changed to “scratched”) by Tim, second by Steve, Approved 6-0. Robin recused herself as she wasn’t at September meeting.
3. **Homeowner/Tenant issues** – Trampoline in exercise room needs to be replaced. Will post multiple replacement options in room and let users vote on which they would prefer.
4. **Exterior Remediation Project**
 - a. **Request for draw** – Motion to ratify email vote for draw of \$62,000 by Steve, second by Brian, passed 7-0.
 - b. **Robin Cole final payment** – Robin explained final walk-through inspection – everything was picked up, some minor paint touch-ups were completed. Motion to approve payment for Robin for 10 hours by Tim, second by Brian, passed 6-0. Robin recused herself.
5. **Old Business**
 - a. **performance review update** – Nick will send out survey form to collect feedback.
 - b. **emergency lights** – Suzanne contacted company who will have someone out Monday morning to examine why emergency lights didn’t come on or didn’t stay on, including exit lights.
 - c. **elevator outage** – Kone has been communicating better, and had checked back with Lisa after last repair. There are still issues with door remaining open as of today. Lisa will call them to come out tomorrow.
6. **New Business**
 - a. **baseboard repairs** – Will get some trim options to select from, in addition to the sample that is currently on 1st floor landing of south stairwell, preferably by end of this month so we can vote via email.
 - b. **Set annual meeting time/date?** – January 15th at 7pm
7. **Building Manager Report (Lisa)**
 - a. **landscape bids?** – Need to know amount to budget for this, and whether we

want potted plants in south patio. Would like to have a professional propose options. Will plan on enriching soil now, planting in Spring. Also, resident Dan Roy had asked to help with temporary landscaping, possibly planting red clover as a cover. Will do a consult.

b. shelves for packages in exercise room? – Will research Amazon-style lockers and other options.

8. Financial Report (Suzanne) –

a. We are under budget on our expenses to date – not as many repairs have been required. Reserves are funded. One or two special assessments will be paid in full soon as units are sold.

b. first draft of 2019 budget – Discussed line items of first draft – some changes, will review again in November.

9. Committee Reports – Nothing to report.

10. Next board meeting dates:

a. November - Tues 11/20, 7pm

b. December - Tues 12/18, 7pm

11. Adjourn – Motion by Tim, Second by Steve, Approved 7-0.

Adjourned 8:20pm

Recorded by Bill Bielby