

Ambassador I Condominium

505 East Denny Way Seattle, WA 98122

Minutes

September 30, 2014

Regular Board of Directors Meeting

Board Members Present: Nick Hart, Jon Carter, Steve Wilson, Ty booth, Mohammad Makarechian, David Morse

Building Manager: Lisa Lightner

Owners & Residents Present: Suzanne Heidema

Approval of the Agenda: Agenda Approved

Approval of June & August Minutes:

June minutes read aloud by Nick Hart and approved. July minutes were approved in August. August minutes to be brought to the next meeting by Steve Wilson.

Homeowner/Tenant Issues:

- a. Stairwell Alarm: Board informed by a tenant that the rear door alarm rang from 2:30 AM until 7 AM. Discussion of solution to the alarm shut-off problem. Signs available from Amazon about exit alarm. Can someone be available to telephone building manager? Jon Carter made a motion to set up a committee. Mohammad seconded. Motion passed for a Fire Stairwell Alarm Committee.
- b. Parking Issues in Garage: People continue to store items in their parking spaces making it difficult to get through garage. Suzanne will send a letter to Jack Taylor at Ambassador II.
- c. Paint Issues in Hallway: Covered in Building Manager's report. Lisa will paint.
- d. Dogs in Courtyard: Mohammad reported early morning activity in the courtyard with homeowners and their dogs. Unknown whether all homeowners were from the Ambassador I. Nick will send out a notice about dogs in the public spaces.

Building Manager's Report (Lisa):

The new irrigation system is in place. The system is fully automated. No extra plumbing was needed. The "guts" of the system should be brought indoors and system winterized every year. Larry (the installer) will do that ~ he will contact Suzanne.

A conduit under the sidewalk would permit the installation of future landscape lighting.

A rain meter does not work with our condo situation.

New mulching was suggested. Lisa will check with maintenance.

Jon Carter made a motion for Lisa to purchase mulch and plants within a budget. Ty Booth seconded motion. Motion passed.

Jon Carter had a question about the progress of the second floor hallway paint. Lisa to take care of issue.

Building manager position duties were discussed and options for a “reinvention” of duties. The building manager has now been with the Ambassador I for five months. Lisa proposed a salaried position rather than hourly. Board to discuss proposal later in the meeting.

Financial Report (Suzanne):

Suzanne pointed out that revenues are close to estimates. There has been a lot of move-in activity with fees. Expenses are over budget, about \$2300, due to hiring of the new manager.

Old Business:

- a. Front Porch Tile bids: Mackie Suzuki came to the board meeting with samples of suggested materials. Figure of around \$2500 for granite. The original material dates from the 1920s and was Alaska marble. Not available. Discussion of stone versus tile. Tile cheaper but could break... Stone more expensive but more durable. Concrete would have to be ground down a bit for installation. Nick wanted a proposal ~ Jon Carter will meet with Andy & Suzanne’s guy to check out grinding the concrete for the granite. Ty Booth seconded. Motion passed. Makie left granite samples with the board.
- b. Broadband Internet: David Murphy not present to discuss information.
- c. Maintenance Progress/Follow-up: Stairwell project moves along. Grafitti showed need for better securing open areas of stairwell. Guardrails should be replaced. Workman works an average of one day per week.
- d. Cosmos Update:
- e. Hiring of Interior Decorator Consultant: To be discussed after meeting of reserve committee.

New Business:

- a. Reserve Study (and Committee): Motion made to examine the reserve study and to prioritize in case of need to make assessments. Motion made & passed.
- b. Cleaning Contract:
- c. Bank Signature Cards: Nick and Jon will be signators on bank account. Robin Cole’s name will be removed.

- d. Fire Panel Issues: The permit has expired. Suzanne will call Washington Alarm & Fire Safety. Permit will be checked as will fire safety systems.
- e. Landscaping Proposal:
- f. Filmore Legal Opinion Invalidating Restrictions on Uses: Jon
- g. Nick will not be able to act as Board president in 2015.
- h. Discussion of Lisa Lightner's proposal to add additional duties to job as building manager. Lisa was absent for the discussion.

Adjourn: Meeting Adjourned 9.15 PM. Next Board of Directors meeting will be 21 October 2014.