

AMBASSADOR I CONDOMINIUM
505 EAST DENNY WAY SEATTLE, WA 98122

Ambassador I Regular Board Meeting -- June 19, 2018 7:00pm

Convened at 7:02pm

Attending:

Nick Hart, President

Steve Wilson, Vice President

Brian Shineman – Treasurer

Bill Bielby, Secretary

Ty Booth – Member at Large

Lisa Lightner, Building Manager

Suzanne Heidema, Accountant

1. **Approval of Agenda** -- Motion to approve with changes by Steve, second by Brian, passed 5-0.
2. **Approval of May minutes** -- Move to approve minutes by Steve, second by Ty, passed 5-0.
3. **Homeowner/Tenant issues**
 - a. Remodel for 202 delayed – Application submitted, fees paid
 - b. Move in fees - David Mau – His tenant complained that he wasn't added to callbox immediately. Owner wants it clarified to tenants that it may take several days to be added. Currently rules say they must submit information within 10 days. Will come up with an email reminder as well as propose new rule change regarding this.
4. **Exterior Remediation Project**
 - a. Update from Robin – Sent information to homeowners explaining that Zone 3 (stacks 07, 05, 03, and 01) is underway. Zone 1 is completed. In Zone 2, scaffolding has been moved to SE corner, and all windows are complete except 108. Commercial unit windows are installed. Gutters on walkway between Ambassador I and garage need to be replaced. Most residents whom Suzanne has talked to feel positive overall about the project. West and south sides look especially good so far. Lisa brought up problem with workers propping the Summit Street gate open. Also, roof alarm had gone off Sunday night. These security concerns will be addressed with WES by Robin.
 - b. Request for draw – Brian moved to ratify email vote to draw \$150,000.00 against building loan to pay invoices for WES Progress Billing #6 and the related invoice from AKA Group LLC for Contract Administration (total of the two invoices is \$151,423.58), second by Steve, passed 5-0.
5. **Old Business**
 - a. Unit 607 - noise from fans (Steve) – Motion by Brian to approve the \$3,575.00 (plus tax) to replace fan, second by Steve, passed 5-0.
 - b. Leak into 206, inspection of 306 (Suzanne) – will follow-up next month.
 - c. Estimated cost to rebuild (Suzanne) – Suzanne will get prices of premiums for

- additional coverage. Our coverage is currently in range (lower end of range) of what two different insurance companies estimated would be our cost to rebuild.
- d. Emergency lights (Suzanne) – Will get formal bids and do email vote at that time.
 - e. Business district plan scrapped – Was emailed.

6. New Business

- a. Legal invoices (Suzanne) – Suzanne feels it should be applied to project, although it doesn't have to come from those funds. Brian made motion to pay legal invoice from project funds, second by Ty, passed 5-0.
- b. First floor paint – Going with darker contrasting colors, as Eric said nearly all people passing by have preferred it.

7. Building Manager Report (Lisa) – All is well, nothing to report.

8. Financial Report (Suzanne) – All payments are up to date, including the previously delinquent account. HOA-owned unit is currently not rented, but should be soon, and has been shown several times. Dropped rent to \$1300/month with 13th month free. Rental market has saturated. Reserves are building, all financials are in order. For future consideration we may want to pay off our mortgage on the unit, depending on how our reserves look at the completion of the project.

9. Committee Reports – Nothing to report.

10. Choose next board meeting date -- Tues 7/17, 7pm

11. Adjourn – Motion to adjourn by Steve, second by Bill, passed 5-0. Adjourned 7:54pm

Recorded by Bill Bielby