

Meeting Minutes -- Regular Meeting

September 18, 2012

Attendees:

Board members: Jim Arthur, Steven Sawada, Tim Trohimovich, Robin Cole, Annie Sherman

Homeowners: Suzanne Heidema,

Robin called the meeting to order at 7:36

Tim moved to approve agenda. Rob seconded. Motion carried.

Tim moved to approve July minutes with the amendment that the owner of 603's name is added. Annie seconded. Motion carried.

Tim moved to approve August minutes with the amendment to delete the first two bullets (accidental duplicate of July minutes). Rob seconded. Motion carried.

Homeowners Issues:

Annie would like to have access to the yard waste so that she may compost.

Currently it is locked behind a fence in the summit garage. Tim moved to write a diplomatic email to the Ambassador II Board explaining our desire to have the composting bin available to home owners. Annie seconded. Motion carried.

Reports:

Committee Reports:

Webpage: Rob has updated website so that forms can be downloaded and printed (move in, move out; unit alterations; etc). Tim suggested announcing website to homeowners to let them know that it is up and running and still under construction.

Design: None.

Building Manager Report: Cable Company is coming tomorrow. Ron will email bids (paint/replace guardrails and handrails, replacing doors to bicycle room, replacing alley door, and priming and replacing back door, BR is fixing drain in courtyard) to board. Robin will give Ron email addresses for the entire board.

Kone gave Ron keys to copy for fire department (cheaper to get keys copied ourselves versus having Kone doing it for the association).

Fire department Knox Box with a key fob inside of it installed outside of the building. Annie moved to install Knox box in a discreet location. Tim seconded.

Motion carried. Suzanne will research options.

Financial Report: Revenue is slightly ahead of budget due to late fee and old account collections. Tim moved to approve financial report. Rob seconded. Motion carried.

Old Business

FORCE: Annie will post a sign requesting a homeowner to volunteer for the position.

Tuckpoint second opinion-Paul Moore, Elite Construction Services

Bicycle room: Robin will post pictures of bicycles for homeowners to claim.

Window cleaning: Ron will get a bid for Paneless Window Cleaning. Ron will schedule cleaning and post notice for homeowners to close windows and take out screens.

Reserve Study: emailed to Robin about a half hour before the meeting so she has not have time to go through it yet. Robin will email the final draft to the board.

Windows: will be considered at next meeting once board has had the opportunity to look over Reserve Study. Bids have been requested from Reglaze and West.

Suzanne also suggested looking into Issaquah Glass as an option.

Design committee will consider color choices and crank options and make recommendations to the board during the window replacement planning process.

There is a possibility of getting a significant rebate on our window purchase (approx \$30,000). Tim suggested looking into how long this rebate is available so that the association can pursue this option and potentially take advantage of the funds.

106 cable: see building manager report.

New Business

Unit 404 alteration application: tub and surround replacement has been requested.

Owner wasn't sure if board approval was needed. Robin referred to "repairs" and "fixtures" in the condo rules and saw that fixture replacements require board approval. Robin would like to see pictures of the floor and walls behind/below the tub and suggested that Ron inspect. Tim motioned to approve application with the stipulation that the owner take pictures of walls/floor behind/under the tub and that Ron inspect the work. Rob seconded. Motion carried.

Adjourn: Annie moved to adjourn. Rob seconded. Motion carried.

Call per tiles outside of front door Brandon Hamilton 206 854 0814; non slippery-period appropriate

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C O N D O M I N I U M

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