

January 15, 2013  
Regular Meeting Notes

Board Members present: Nick Hart, Carrie Rolf, Robin Cole, Tim Trohimovich, Jim Arthur, and Rob Green  
Homeowners present: Mohammad Makarechian, Annie Sherman, Suzanne Heidema,  
Others: Ron Moodey

December meeting notes: Tim amended minutes to say that Jim Arthur was at the meeting. Rob moved to approve December minutes, Nick seconded. Motion carried.

Meeting agenda: Tim moved to approve agenda with amendments

- Additions:
  - Camera
  - Security camera
  - Small claims court case

#### Homeowners Issues

- Request for waiver of move-in fee for unit 105: Unit is being rented fully furnished and since no furniture is being moved owner would like to get out of fee. Board discussed that there may still be damage from bags/boxes of clothes etc, and services required (changing phone number in call box, etc). Tim moved not to waive fee, Jim seconded. Motion carried.
- Leak in unit 102: Southern most wall is leaking again. Gary has been in the units and stated that there is significant water in the wall in both units. Gary will provide a bid after he comes out to see it, which will be reviewed at the next board meeting. Jim moved to approve a \$500 budget to examine/address window leaks. Rob seconded. Motion carried. Nick moved to table issue until after assessment. Motion carried.
- Jim moved to install a sign that prohibits dogs from being in the planter box. Carried seconded. Motion carried.
- Deadbolt for storage room door: Jim moved to have Nyberg install a new lock with matching key for knob lock. Nick seconded. Motion carried.
- Tim requested a security audit because there have been so many security issues lately. Jim moved to get bids from Budget Key and Watson security to do a security analysis. Tim seconded. Motion carried.

#### Reports

Committees: skipped due to time constraints.

#### Building Manager Report:

- Plumbing bids: got a new bid from Comfort Plumbing to re-plumb sink in laundry room. Jim moved to approve bid. Tim seconded. Motion carried.
- Drywall in laundry room has been started.
- Keys: scheduled to be replaced tomorrow (Friday, January 16<sup>th</sup>).
- Directory: Ron is adding people to directory after researching if dues are paid to date.

#### Financial Report:

- Revenue is ahead of budget because of late charges and more rent than anticipated for association owned unit.
- Payroll was under because we were without a manager for a short period of time.
- Landscaping is slightly over budget because board elected to go with a contract. Utilities are over budget due to water level problems.
- Jim moved to approve financial report. Rob seconded. Motion carried.

#### Old Business:

- Unidentified Noise in common area between 203/303: Gary came out and identified where the noise was coming from. Gary has taken a portion of the ceiling out and is still trying to determine what the problem is. Robin is awaiting his recommendation for the repair and estimate of cost.
- Contaminated recycle and food waste: Robin spoke with Jack Taylor. Robin communicated that

Ambassador I homeowners would like to dispose of food in compost, but the bins are locked up. Jack offered that Ambassador I take over duties for food waste. Robin suggested before making any decisions that the boards meet to discuss issue. She will set up the meeting.

- Window Bids: second bid is in progress.

#### New Business

- Graffiti in the elevator: Graffiti has been sanded and just needs to be repainted now. Ron will repaint.
- Jim moved to have second camera installed. No one seconded motion.
- Small claims court: Board motioned to take Robinet to small claims court (for unpaid dues), Jim requested update. Board needs to hire process server to locate past homeowner and attempt to serve them with claim.
- Board officers positions appointed:
  - President: Jim nominated Robin Cole as president. Tim seconded. Motion carried.
  - Vice President: Robin re-nominated Steven Sawada for Vice President. Jim seconded. Motion carried.
  - Secretary: Jim nominated Tim as secretary. Rob seconded. Motion carried.
  - Treasurer: Jim nominated Carrie as treasurer. Rob seconded. Motion carried.

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