

**AMBASSADOR I CONDOMINIUM**  
**505 East Denny Way Seattle, WA 98122**

**Attending:**

Tim Trohimovich, President  
Suzanne Heidema, Treasurer  
Lisa Lightner, Bldg Manager  
Dann Moomaw, Member-at-Large  
Ty Booth, Member-at-Large  
Serena Lee, guest

David Murphy, Vice President  
Gaby de Jongh, Secretary  
Amy Young, Agynbyte  
Imran Karim, Member-at-Large  
Linda Mortensen, guest

**February 24, 2021**  
**6:30pm**

**Ambassador I Regular Board Meeting**

1. Approval of Agenda. Dan moved to approve the agenda, David seconded. Approved 7-0.
2. Approval of January 19, 2021 minutes. David moved to approve the minutes, Dan seconded. Approved 7-0.
3. Homeowner/Tenant issues
  - a. Noise complaints. Ongoing issues, communication between tenants continues. Tim asked about at 3<sup>rd</sup> party mediator. Will wait until Makie returns to see if the issue persists.
  - b. Fines. Concerns about late fees for residents due to the transition. Suzanne moves to waive fee through the end of March, Ty seconds. Approved 7-0.
  - c. Remodel Applications. Serena new resident in unit 405 – install lights in kitchen and living room, install washer/dryer. Suzanne moves to accept application subject to licensed plumber and electrician and damage deposit of \$1,500, Ty seconds. Approved 7-0. Linda Mortensen joined to discuss an outstanding remodel application for her unit, there is an issue with the underlayment as it does not meet noise abatement criteria. Also, an increase of damage deposit to \$1,500 due to materials. David moves to approve application subject to increase damage deposit and underlayment meets criteria. Approved 7-0.
  - d. Plumbing issue, damage to units and tenant move out. Contractor in place to fix issues. Agynbyte is making sure all parties are in engaged and will send updates along to the board. Linda reports remediation is not complete in her unit, debris is still present. Follow up needed with prior contractor to complete the job. Agynbyte developing a plan to complete remediation of damage to both units before repair continues. Tim suggested Lisa to look at invoice to see what is fair to pay.
4. Old Business
  - a. Hallway Carpeting - Haight Carpet getting more samples. Need more bids and samples with similar quality carpeting.
  - b. Suzanne has not yet sent MyView information to homeowners but will do so soon.

- c. Manufacturer rep for window screens has been unresponsive to Lisa. Suzanne has not received response. Need Agynbyte to investigate alternatives. Lisa says we should have extras on hand as we don't have any.
  - d. Landscaping update – Pacific Landscaping Inc submitted updated price but Makie has not approved plan. Plants listed in plan but no breakdown on cost per plant. Plant prices are increasing and Larry will only hold bid for one more week. Suzanne brought up tapping into Ambassador II water to provide irrigation around the commercial unit, they are amenable to this as they are updating their irrigation in April. Ty moves to accept bid from Pacific Landscaping, Tim seconds. Approved 7-0.
  - e. Gym update - postponed due to Covid 19. Agynbyte to check out vendors.
  - f. Fire Safety Pros still trouble shooting fire horn issues in various units – one homeowner disconnected horn and several sprinkler heads were painted. List coming from Fire Safety Pros.
  - g. Future inquiry about sensors placed on incoming water lines to detect leaks - tabled
5. New Business
- a. Plumbing problem in 07 stack thought to be caused by earthquake activity over the years. Discuss having all lines scoped. Agynbyte to get 2 to 3 bids for scoping pipes, inform vendors we had an issue with compression strap.
  - b. Agynbyte system for notices, issuance of checks, petty cash for refundable deposits, etc. Can email notices be sent to tenants instead of letter notice? For some things, yes. For delinquencies, no due to Fair Debt Practices vs Fair Rights law. Lisa can approve refunding deposit checks for bike room keys and request them from Agynbyte via email. Two board member signatures are required to refund remodel deposit.
  - c. Need \$70.00 check for Rental Registration of unit 304. Dan moves to authorize check for Rental Registration, Tim seconds. Approved 7-0.
6. Building Manager Report (Lisa) – busy with plumbing issues. Nothing new to report.
7. Financial Report (Agynbyte) – Suzanne has a conversation scheduled with Agynbyte to go over questions with report.
8. Committee Reports – nothing to report
9. Next Board meeting date Tues 03/16/2021 at 6:30 using Zoom account.
10. Adjourn. Suzanne moved to adjourn, David seconded. Approved 7-0. Adjourned 8:32PM.