

**AMBASSADOR I CONDOMINIUM**  
**505 EAST DENNY WAY**  
**SEATTLE WA 98122**

Homeowner's Association Meeting  
November 17, 2020 7:00pm

Tim Trohimovich, President  
Ty Booth, Vice President  
Dann Moomaw, Member at large  
Suzanne Heidema, Accountant  
Mohammed Makarechian, Homeowner

Lisa Lightner, Building Manager  
Gaby DeJongh, Treasurer  
Dona Cutsogeorge, Secretary  
Amy Allison, Homeowner

**Ambassador I Regular Board Meeting**

1. Approval of Agenda: Ty moved to approve the agenda, Gaby seconded. Passed 5-0.
2. Approval of October 20, 2020 minutes: Ty moved to approve the October minutes, Dona seconded. Passed 5-0.
3. Homeowner/Tenant issues
  - a. Homeowner sink was clogged, which he has resolved but was about 10-15' down in the pipes. A review and routine maintenance of all building drainage pipes might be in order for the new year.
  - b. Unit 507 remodel application: Approval pending, subject to 1) the modification of a potentially load-bearing wall, 2) notifying the neighbors a day in advance of loud activity, and 3) meeting the underlayment requirements. Board will take an email vote for approval process after Suzanne gets clarity on the 3 issues.
4. Old Business
  - a. Hallway Carpeting - Haight Carpet samples in office. Discuss other samples sent electronically
  - b. Entry System still waiting on Amazon for Business. Lisa and Suzanne need to make sure MyView is working and then send information to homeowners.
  - c. Manufacturer rep for window screens has been unresponsive to Lisa'. Suzanne to try contacting them.
  - d. Landscaping update – contacted Pacific Landscaping Inc and still waiting for updated price and installation date
  - e. Gym update - postponed due to Covid 19
  - f. Fire Safety Pros trouble shooting fire alarm issues in 01, 02 and 04 units – postponed due to Covid 19
  - g. Fire Safety Pros move of Fire Alarm Panel postponed due to Covid 19
  - h. Future inquiry about sensors placed on incoming water lines to detect leaks
5. New Business
  - a. Kone invoice

b. Agynbyte Contract has been reviewed by Tim and Suzanne. Suzanne will send to Agynbyte for review and response.

6. Building Manager Report (Lisa)

7. Financial Report (Suzanne)

a. Current financials: Ty moved to approve the financial report, Gaby seconded. Passed 5-0.

b. Thyssenkrupp invoice

c. Draft Budget for 2021. Ty moved to approve the 2021 draft budget, Gaby seconded. Passed 5-0.

8. Committee Reports

9. Next Board meeting date Tues 12/15/2020

10. Annual meeting date: Jan 19, 2021

10. Adjourn: Gaby moved to adjourn meeting, Dona seconded. Passed 5-0. Meeting adjourned at 8:18.