

AMBASSADOR I CONDOMINIUM
505 EAST DENNY WAY SEATTLE, WA 98122

Annual Meeting – January 23, 2018

Attending:

Nick Hart, President	Tim Trohimovich, Member at Large
Brian Shineman, Treasurer	Robin Cole, Member at Large
Bill Bielby, Secretary	Lisa Lightner, Building Manager
Suzanne Heidema, Accountant	Homeowners per sign in sheet

Meeting was called to order at 7:03p

A quorum was achieved with 38.05% of units represented (25% is required)

- Nick Hart, President welcomed all to the meeting.
- An update of the current Window Replacement Project was given by guests Brandon Hamilton of AKA Group, Mark Reichlin of WES Construction, and Intars Spunde of WES Construction. At this point, scaffolding & weather protection is up, and the loud part of construction has begun. A shipment of windows has arrived. Temporary protective windows are being installed, and the 3-week schedule posted in the lobby is updated regularly. Mark has composed list of phone numbers and email addresses to communicate with residents, but needs more responses from residents who will be affected during Phase 2 and Phase 3. Phase 2 will start in about 4 weeks (mid-Feb), and includes -06 and -08 units. The -01 units are in a special area, since there are power lines that need to be relocated before scaffolding can be erected. The north side windows on those units will be done last.
- A Q & A session with residents/homeowners followed. Mark and Intars reviewed specifics of how work is done. Scaffolding on west wall will be up for approximately another 6 weeks. Brandon requested that questions arising during construction be asked of Robin or Intars rather than construction workers. Residents are encouraged to keep appointments in order to allow the schedule to be maintained. Mark also encourages everyone to keep windows shut & locked as a security measure while scaffolding is up. Scaffolding is secured on the 2nd level with plywood.
- Board President Nick Hart highlighted 2017 Accomplishments:
 - Updated Fire Alarm Panel (had been getting false alarms)
 - Continued Interior painting
 - Laundry room water heater was replaced
 - Obtained bank financing for construction project

- Completed bid package and construction contract for project
- Ratified special assessment and collected 36% as of 12/31/2017
- President Hart also indicated plans for 2018:
 - Window replacement and tuck pointing
 - Replace metal guardrails in east stairwell
 - Replace flooring in elevator
- Accountant Suzanne Heidema reviewed 2017 Financials and 2018 Budget:
 - The Association had net revenue of \$4,361.67 at the end of 2017 because only 11 monthly reserve contributions of \$6,832 were made in 2017. Therefore, Suzanne recommended that the homeowners vote to contribute that net revenue to the regular reserve savings account.
 - Move that \$4,361.67 of net revenue for 2017 be contributed to regular reserve savings – by homeowner Margo (406), second by Michael Glasgo, motion passed with no opposition
- Homeowners were invited to bring up issues and concerns. A discussion of how loan to HOA works followed. Also discussed was replacement of the front-door awning as well as carpeting throughout common areas of the building (all of which will be paid from regular reserves). There was a discussion of the 4th floor odor problem, which seems to not be an urgent issue anymore. Also discussed was a power outage procedure in which the south door (inside of gate) will remain accessible. There was a brief discussion of our current exterminating service with Terminix.
- Next, the three incumbent board members with expiring terms -- Nick Hart, Steve Wilson, and Ty Booth – were confirmed to have been re-elected to new 2-year terms.
- President Hart solicited volunteers for committees--a great way to get involved without a big time commitment – and explained what each of these do:
 - Landscape - plan and design the building's green spaces
 - Webpage - design and maintain the website
 - Reserve - prioritize and plan capital projects
 - Rules - participate in discussions about building rules (including dealing with short term rentals)
 - Design - provide input on interior design projects (such as carpeting)

Meeting adjourned 8:05pm
Recorded by Bill Bielby