

AMBASSADOR I CONDOMINIUM
505 East Denny Way Seattle, WA 98122

Attending:

Tim Trohimovich, President
Gaby de Jongh, Secretary
Lisa Lightner, Bldg Manager
Ty Booth, Member-at-Large
Imran Karim, Member-at-Large
James Cooper, homeowner
Tusi Elvi, homeowner

Suzanne Heidema, Treasurer
Makie Suzuki, homeowner
Amy Young, Agynbyte
Dann Moomaw, Member-at-Large
Emily Bourcier, homeowner
Linda Mortensen, homeowner
Dallas and Dana Loutey, tenants

April 20, 2021
6:30pm

Ambassador I Regular Board Meeting

1. Call to Order. Approval of Agenda. Ty moved to approve the agenda, Dan seconded. Approved 7-0.
2. Homeowner/Tenant forum
 - a. Emily brought up an ongoing issue regarding noise complaint emails, tenants Dallas and Dana shared their experience. Imran shared his experiences, as did Makie. Tim brought up the option of hiring a third-party mediator to help repair trust. Gaby moved to hire a third-party mediator, paid for by the association, Ty seconded. Approved 7-0. Tim will send contact information to Amy.
3. Approval of March 16, 2021 minutes. Suzanne moved to approve the minutes, Dan seconded. Approved 7-0.
4. Consent Ratification
 - a. Mono Roofing bids – inspection of roof. Suzanne moved to approve the bid, Ty seconded. Approved 7-0.
5. Old Business
 - a. 307 hard surface flooring project – change to application. Homeowner spoke with contractor, makes more sense to change wood floors to tile in bathroom and kitchen. Suzanne moved to approve changes to application, Ty seconded. Approved 7-0.
 - b. Landscaping project – delay in payment. Check was cut on 4/19/2021 and work has started. Tim asked about irrigation, Suzanne mentioned we are waiting for Ambassador II to tie into their irrigation system.
 - c. Gym updates. Amy reached out to contacts for bids, Mercury charges a \$300 fee to come out and do an evaluation. Waiting for other vendors to respond.
6. New Business
 - a. 207/307 sewer line leak – insurance claim? Suzanne forwarded an email to the Board from the insurance agent stating if we place a claim, it may not be cost effective. Amy will reach out to the insurance agent to see if we would have increased premiums due to water damage claims if we wait until the work is complete and if that will put us in a bad position. Tim brought up the prospect of a

video scope of the pipes. Amy will follow up with the plumbing contractor and asked if we want competitive bids, Tim says yes. Linda asked if we have a moisture meter to spot check? Lisa will purchase a moisture meter.

- b. Insurance renewal – standard policy and earthquake premium have a cost increase. Imran asked if cost increases are common, Amy mentioned in the time of COVID this is not unusual. Suzanne did account for a 13% cost increase for insurance for 2021. Ty moves to approve the two insurance bids, Suzanne seconded. Approve 7-0. Amy will ask the agent if there is a better deal available.
 - c. PSE work in neighborhood – FYI sent by PSE. Amy asked if Agynbyte should send an email to tenants as an impact to the neighborhood. Tim and Ty agree.
 - d. Agynbyte Management costs. Imran inquired when the board will be notified about cost increases. Board will evaluate Agynbyte and Lisa's performance in July.
7. Building Manager Report – Lisa reports giving 3 garage door openers for the recycling contractor. Also, the fence in the ally is getting vandalized on a regular basis and recommends a mural to dissuade the behavior, Ty and Lisa will follow up with Ambassador II. There is a plant bed by the yard waste bin that could be an opportunity for a garden. The patio furniture, mostly the chairs, are rusting and should be replaced soon, Amy and Lisa will research. Working on getting the abandoned Honey Bucket returned. Need to figure out how much it costs to get a static IP address for the MyDoor View. Amy has spoken with Door King and Watson, Suzanne will share paperwork with Amy to hopefully get it working.
 8. Financial Report – Suzanne has many questions and is drafting an email to Amy who will look into them.
 9. Committee Reports
 10. Next Board meeting dates: 5/25/2021, 6/22/2021, 7/27/2021 at 6:30pm.
 11. Adjourn. Ty moved to adjourn, Gaby seconded. Approved 7-0. Adjourned 8:15PM.