

AMBASSADOR I CONDOMINIUM
505 EAST DENNY WAY SEATTLE, WA 98122
Ambassador I Board Minutes March 22, 2017

Convened at 7:02pm

Attending:

Nick Hart – President

Steve Wilson – Vice President

Brian Shineman – Treasurer

Bill Bielby – Secretary

Suzanne Heidema – Accountant

Lisa Lightner – Building Manager

Ty Booth – Member at Large

Robin Cole – Member at Large

Tim Trohimovich – Member at Large

Michael Glasgo – Homeowner

February Minutes Approved. Motion by Tim second by Ty, Approved 7 -0

Homeowner Issues: None

Old Business:

- ~~AirBNB/short term rental update~~ (Steve) (had been incorrectly included on agenda)
- **New latch guard** (Steve) – It was referred to Suzanne to research a full length guard with bronze finish.
- **Window replacement update** (Robin) -- Architect has met with them, and needs to pick up permits (tentatively approved).
- **Pending retrofit legislation** (Robin) – This had been brought up during walk-thru of building. It's still in the works and being researched. Participants in the walk-thru seemed to know each other. Mark had asked Brandon to require scaffolding in the front, moveable platforms in back. Current bid includes replacement of exterior window trim – Mark said we may save some money by saving some wooden pieces that are in good shape ("value engineering") – Steve is skeptical. We'll have to wait & see as the bids come out.
- **Rules committee -- short term rentals** (Tim) – Will be addressed at April meeting.
- **Package bins** (Suzanne)—USPS requires that if you replace or move any mailboxes, you must replace all of them. Regulations require at least one package bin for every 10 mailboxes. We would need 5 sets of [10 boxes + 1 pkg bin]. Discussed keeping original boxes and adding large lockers for packages – possibly freestanding, or in exercise room or where lobby chairs are. Eventually boxes need to be replaced due to some questionable locks, etc. Nick suggested waiting until next year, since we have such a big project going on this year. Also, most packages are not USPS – are UPS or FedEx. Possibly just put shelves or lockers in exercise room, then putting coded lock on door. Steve, Suzanne, Lisa will continue investigation and discuss during April meeting.
- **Ratify Barker Martin reserve expense email vote** (Nick) -- Steve moved to ratify move out of reserve, Robin seconded, passed 7-0.
- **Ratify Fire Safety Systems reserve expense email vote** (Nick) -- Ratified email vote to transfer funding for fire panel from reserve fund. Robin moved, Steve seconded, passed 7-0.
- **Ratify water heater reserve expense email vote** (Nick) -- Steve moved, Brian seconded, passed 7-0.

New Business

- **Assault on front steps** (Suzanne) – Discussion about the event: Donna (resident) had gone out to walk dog, trash and opened mail was covering steps & sidewalk. A man appeared on the sidewalk and Donna left. When she came back he was at the front door and grabbed her sleeve as she went inside, then rapped on window after she came in. She called police, who came and arrested him. She told Lisa, but Suzanne didn't find out until a month later. Nick proposed sending an email message to homeowners (Steve will compose email) to tell of the incident, and that if something like that happens they should also tell building manager right away. Within 72 hours we can use video. Lisa will also post that message around building.

Building Manager Report (Lisa) – (1) Lighting in elevator has been casting weird shadow. The company offered to bring a different lens out and try it for free. Going to bare bulbs would actually cost us more money than switching lenses. (2) There have been complaints of laundry being left in machines. Lisa will post a friendly sign asking people using machines to remove their laundry in a timely fashion.

Financial Report (Suzanne) – Some checks for HOA didn't make it – not only from billpay, but also personal checks. Suzanne had discussed this via email, and apparently the bank had sent the checks, but we didn't receive them – perhaps mail had been misdirected. All have been paid now. Finances are basically staying within budget parameters. There had been a homeowner question about whether insurance keeps up with value of building, especially as we enter into this large (expensive) project. Suzanne talks to insurance agents before annual renewal, and confirmed that coverage was for replacement costs less deductible on the policy.

Next meeting – April 19th, Wednesday

Adjourn – Moved by Tim, seconded by Robin. Adjourned at 7:52pm

Recorded by Bill Bielby