

Ambassador I Condominium  
505 E. Denny Way, Seattle, WA 98122

Minutes

July 15, 2014

Regular Board of Directors Meeting

**Board Members Present:** Nick Hart, Steve Wilson, Mohammad Makarechian, Ty Booth

**Building Manager:** Lisa Lightner

**Owners & Residents Present:** Suzanne Heidema

**Approval of the Agenda:** Agenda approved. Motion by Wilson, seconded by Booth, and approved 4-0.

**Approval of the June Minutes:** Deferred to next meeting.

**Homeowner issues:**

- Mohammad indicated that the landscapers make loud noises (leaf blower) quite often on the south side of the building on Thursdays about 8:30 AM, and we seemingly have little vegetation there requiring use of that tool. **Lisa will confer with the landscape company and find out what is going on.**
- Mohammad indicated there is a barking dog somewhere in the building above his unit. He thinks it barks for about an hour in the morning, after the owner leaves for work, and it is probably lonely. **He will continue to monitor and see if follow up with the owner is warranted.**

**Building Manager Report:**

- Lisa met with Jay Heath of Ambassador II to create a relationship, and get educated about their building and our history.
- Lisa met with Pacific Landscape and secured a bid to redo the irrigation system on Denny. Board discussed and deferred decision on the Deduct Meter. **Motion by Wilson to accept parts 1 thru 4 of the proposal, second by Makarechian, and approved 4-0.**
- Lisa intends to reorganize the electrical room, as time permits.
- Eric Schroeder continues to work on rehabilitating the east stairwell (one day a week schedule), but has missed time recently due to personal family matters.

**Financial Report:**

Suzanne presented the monthly financial report. We have no delinquencies, and

expenses are largely in line with budget. So far, collection of an old debt has offset increases in the Building Manager salary, and the salary cost on the stairway rehabilitation.

Two bids received to conduct the Reserve Study. **Motion by Hart, seconded by Booth to accept the low bid (\$2500) by Architect Brandon Hamilton, contingent on a \$100 weekly discount, if cycle time is more than 8 weeks. Approved 3-0, Makarechian abstaining.**

**Old Business:**

- Front porch tile – deferred for follow up by Jon Carter.
- Internet connection for entry system – Suzanne authorized to purchase (AT&T Hotspot 3G – expected monthly cost approximately \$30). **Motion by Wilson, second by Booth, approved 4-0.**
- Maintenance progress/follow up - Eric Schroeder still working on east stairwell rehab.
- Can Lighting Replacement – Lisa to investigate if any Seattle City Light discounts available.
- Elevator Contract Renewal – Suzanne to obtain bids.

**New Business:**

- New internet provider to supplement service to the building? Still pending, have not yet had vendor do onsite visit.
- Window well drains – **Motion by Wilson, second by Booth to hire Architect Brandon Hamilton to analyze drain system and give us recommendations. Capped at up to 4 hours \$1200. Approved 4-0.**

**Motion by Wilson to adjourn at 8:44 PM, second by Makarechian and Approved 4-0.**

Recorded by Steve Wilson

Next Meeting Date and Time: