

AMBASSADOR 1 CONDOMINIUM
505 East Denny Way Seattle, WA 98122

Attending:

Tim Trohimovich, President

Amra Fikic, Agynbyte LLC

Michael Glasgo, Vice President

Lisa Lightner, Building Manager

Emily Bourcier, Member at Large

Imran Karim, Treasurer

Jordan Ade, Secretary

February 27, 2024 6:30pm

Ambassador I Monthly Board Meeting

1. Call to Order: Tim called the meeting to order at 6:30 PM.
 2. Motion to approve agenda: Michael motions and Tim seconds.
 3. Homeowner and Tenant Forum: The door handle on the interior stairwell second floor door has been swapped out for a silver color, after the gold one broke. An owner has requested this be swapped out to match the other gold handles. Lisa will work to accomplish this.
 4. Approval of January meeting minutes: Approved.
5. Old Business
- a) **Project Management for Reserve Projects:** Slowly moving forward, updates will be communicated via email and the board will revisit this topic.
 - b) **Elevator Modernization:** Slowly moving forward. A site visit needs to be arranged, this is in progress and is to be determined. Imran will keep us posted. Lerch bates might not be needed as the project managers for the elevator modernization. Ambassador 2 just had TKE modernize their elevator and they did not use a project manager. Would Lerch Bates actually be on top of TKE? Would they hold them accountable? Etc. The board will continue to gather information from various sources before confirming Lerch Bates as the project manager.
 - c) **HO6 policy for Unit 304:** Work is ongoing as this is a unique situation.
 - d) **SPA surplus next steps:** Tabled.
 - e) **Laundry card reader and current deposit process:** Lisa waiting for vendor to send their representative. The laundry is losing money right now, we need to switch to a card

reader system so that we can raise rates to cover costs and so that we do not have to pay Lisa to collect and deposit the quarters.

- f) **Plumbing system evaluation:** Lisa had an engineer come out for phase 1, which was just reviewing how everything is setup. He spent 4 hours going through each unit looking at all of the plumbing features. He will return with a report of where they want to do destructive testing, which is basically opening up certain parts of the wall and testing certain parts to get an overview of the entire system. He will also take samples from other areas including the commercial unit. Lisa suspects the second phase will be conducted in the middle of March 2024.
- g) **Carpet and interior projects:**
- h) **Governing Documents legal review:** Imran is still working with the lawyer and this topic is ongoing. The board will discuss and review via email.
- i) **Building Link launch:** With Building Link funded and approved, Jordan will take the lead with launching Building Link. Building Link will provide many features, including forums for robust communication between owners, residents, board members and management, an HOA owned and operated database, and project management tracking. Training on how to use its many features is included for Homeowners, residents, and management.
- j) **Landscaping bid review:** Lisa and Jordan received a bid from Healthy Gardens Landscaping & Design in December of 2023 and shared it with the board via email. The board's concern was that there was no mention of barriers for the garden beds. Jordan followed up with the landscaper and he responded with a thoroughly written email apologizing for the lack of barriers in the original quote and then talked about potential barrier options in detail. Michael mentioned brick walls as his preferred barrier option to protect against intrusions into the beds. Imran has also received a new quote from a different landscaper. Michael will send photos of the brick wall options and Jordan will follow up with Jon from Healthy Gardens for a quote on the barriers. The board will then compare the quotes before moving forward.

6. New Business:

- a) **Building Managers Report:** The fire panel has been damaged since the beginning of the pandemic. Lisa will have two consultants out to investigate the panels soon. There is both a fire sprinkler issue and a fire panel issue that Lisa and Amra are working towards resolving.
- b) **Fire Alarm Deficiencies:** Amra received an estimate for the fire sprinklers service that is needed. Emily motions to approve the estimate for the Fire Sprinkler 5 year obstruction service at a cost of \$2,740.08, Michael seconds. It passes.
- c) **Airbnb Violations:** Units 408 and 508 are renting out their condos on a nightly basis on Airbnb, in violation of HOA rules and regulations. The board wants to be sure to maintain consistency in communicating with the homeowners. Emily motions to contact the attorney on how to properly approach Airbnb violations. Michael 2nds. It passes.
- d) **Common area and Building Internet Update:** AT&T 5G internet has been moved to as the short term solution for new internet in the building managers office, so that the gym, laundry room, and front door entry systems can have proper internet for full functionality.

Google Fiber is the long term solution, which will be implemented later this year. Google Fiber provides a robust alternative to Comcast Xfinity, it will be faster and potentially much cheaper.

8. Next Meeting Dates: March 26th 6:30pm

It was moved and seconded to adjourn at 8:21pm.

Written by Jordan Ade