

AMBASSADOR | CONDOMINIUM
505 East Denny Way Seattle, WA 98122

Attending:

Tim Trohimovich, President
Suzanne Heidema, Treasurer
Dona Cutsogeorge, Secretary
Imran Karim, Member-at-Large
Amra Fikic, Agynbyte
Jordan Ade, Member-at-Large
Michael Glasgo, Vice President
Lisa Lightner, Building Manager

Homeowners: Sharon Ade

February 28, 2023 6:30pm

Ambassador | Monthly Board Meeting

1. Call to Order: Tim called the meeting to order at 6:30
2. Approval of meeting minutes: Suzanne moved to approve the annual meeting minutes with submitted edits, Michael seconded. It passed 6-0.
3. Financial report: Suzanne gave the financial report.
4. Old Business
 - a. Water loss updates: Lisa is getting a second bid from McCloud, to contrast with PCAM's estimate. 206, 306, 406 need a little bit more work but are close to finished. 506 and 606 have flooring and cabinetry repairs that require more work and materials. Insurance adjuster came to building and we believe he has all the information he needs. We still need to investigate the 02 stack situation, and this is another reason for looking for an alternate contractor to do the work. Suzanne has reached out to our attorney around allocation of remediation costs, but we haven't heard back yet.
 - b. 2021 Tax and audits: the dates on the tax return need to be corrected.
 - c. Elevator Modernization: We received a proposal from Lerch Bates (a consultant report we commissioned to evaluate the condition of our elevator and identify any deficiencies): Suzanne sent Lerch Bates' proposal to TKE (formerly Thyssenkrupp), our current elevator company, to address those deficiencies but we haven't heard back yet. TKE also submitted a proposal, which we'd like to be evaluated. TKE will be onsite this week.
5. New Business
 - a. My Door View: Jordan and Lisa worked on the overlapping systems, so now it works. Minimally. Our CenturyLink WIFI is too slow for a high-quality video so we may want to upgrade to Comcast. Suzanne moved that Jordan be authorized on our behalf to investigate switching to Comcast, Tim seconded. It passed 6-0.
 - b. Jetting/drain cleaning/proactive scoping of stacks to prevent further leaks: We have two estimates. Suzanne moved that we accept Action Jackson's bid, with the moisture testing added in, Jordan seconded. It passed 6-0.
 - c. Landscaping: Lisa and Makie met with a couple of landscape contractors. One sounds promising; we might want to seek out another proposal. On Denny Way, we have to prepare the beds before a landscaper would come in, which includes dealing with an extensive tree root system and pavers to define and protect the space, but not be a tripping hazard. We've had failures in the past, because this is a challenging space.
 - d. Fire Alarm Deficiency estimate: \$1200 bid from Fire Safety Pros to fix these. This is a building issue. Suzanne moved that we approve the bid and move forward, Michael seconded. It passed 6-0.
 - e. Zoom account renewal: Jordan moved that we reimburse Suzanne for this expense, Michael seconded. It passed 6-0.

- f. CD investments: We have to purchase the one that's in process from First Security, and we are obliged to continue our banking relationship. We discussed CD terms and our investment strategy.
 - g. Commercial loan, interest rate and paydown: We pay down our balance on the commercial (homeowner assessments) loan 2-3 times per year. Suzanne moved that we pay down \$25,000 on the commercial loan, Tim seconded. It passed 6-0.
 - h. Unit 304, goodwill for issues: Jordan moved we extend a 50% rent rebate to our tenant for inconveniences they've endured, Tim seconded. Vote tied 3-3. Michael moved that we extend a 100% credit, Tim seconded. It passed 4-2.
 - i. Unit 304 financial analysis: Imran will connect with Suzanne in March to take a deeper dive one-on-one.
 - j. Tax and audit fiscal year end change: Suzanne moved to approve the tax returns for changing the year-end so that 2023 will be a calendar year, not fiscal, Imran seconded. It passed 6-0.
6. Building manager report: Kickplate is on order, replacement stairwell window winders arrived – one of them is a mismatched color. Lisa is also working on expanding the bike room capacity to help accommodate electric bikes and be a more functional space. She's also working on gathering all of the paint we have in the building and recycling any that's outdated. Ambassador II is considering adding an astragal to the Summit garage door. Lisa is also working with the Board and Eddy's Painting to finish up lobby paint refresh. Suzanne moved that we have both sets of stairwell hallway doors and frames painted, Imran seconded. It passed 6-0. Michael moved that we use Camelcoat for paint contrast color (option 3), Tim seconded. It passed 6-0.
7. Next meeting: March 29, 2023.
8. Adjourn. Suzanne moved to adjourn at 8:34; Jordan seconded. Approved 6-0. Adjourned 8:34 pm.