

**AMBASSADOR I CONDOMINIUM**  
505 EAST DENNY WAY SEATTLE, WA 98122

**Ambassador I Regular Board Meeting – August 21, 2018 7:00pm**

Attending:

Nick Hart, President

Steve Wilson - Vice President

Robin Cole – Member at large

Ty Booth – Member at Large

Tim Trohimovich – Member at Large

Suzanne Heidema, Accountant

Dona Cutsogeorge - Homeowner

Meeting commenced at 7 PM

**1. Approval of Agenda --** Motion by Wilson, Second by Cole, Approved 4-0

**2. Approval of July minutes –** Motion by Wilson, Second by Booth, Approved 4-0

**3. Homeowner/Tenant issues**

- a. Donna Cutsogeorge was curious about status of courtyard furniture after the construction project is completed. After discussion, it was decided to refer the matter to the Landscape Committee for a recommendation. The Landscape Committee will consult with Ambassador II as part of their deliberations about the matter.
- b. Donna Cutsogeorge was curious about the cannabis shop opening across the street and possible impacts on our community. Feedback from others was that these types of businesses are generally positive for most neighbors. They usually have security personnel on site, and have extensive electronic security. We expect the neighborhood to be much tidier, in comparison to the prior tenant (a restaurant). We will not have as many dumpsters present, fewer dumpster divers, and the littering and rodent problem should be much reduced.

**4. Exterior Remediation Project**

- a. Robin Cole reported to the Board on the status of the Construction Project.
- b. Progress Payment #8 was authorized. (Motion by Trohimovich, Second by Booth, approved 5 - 0)
- c. Request for draw – A draw of \$300,000.00 on the construction loan was authorized. (Motion by Trohimovich, Second by Cole, approved 5 - 0)

**5. Old Business**

- a. Unit 607 - Noisy rooftop fan - Owner of reported he was satisfied with the repair.
- b. Contractor Gary Gilligan will continue to monitor/investigate intermittent leak into the exercise room.
- c. #607/#507 repairs completed. (#607 to reimburse for cost to repair #507)
- d. New Emergency Lighting to be installed August 28.
- e. Part on order to repair the backflow system.

**6. New Business – None discussed**

**7. Building Manager Report – No report.**

**8. Financial Report–** Accountant Suzanne Heidema reported to the Board on Finances. Generally in line with budget. Revenue on HOA owned unit #304 down due to vacancy. (Tenant left and we used the opportunity to remodel.) However, the revenue loss was offset by expenses being under budget. No Accounts Receivable problems.

**9. Committee Reports – Nothing to report.**

**10. Next board meeting date --** Tuesday [September 18 at 7 PM](#) at the Ambassador Office.

**11. Adjourn –**Adjourned 8:03pm

Recorded by Steve Wilson