

**Ambassador I Condominium  
Annual Homeowners' Meeting  
Minutes  
19 January 2016  
7:00 PM**

**Board Members Present:** Nick Hart, Steve Wilson, Tim Trohimovich, Robin Cole, David Morse, Brian Shineman

**Homeowners/Tenants Present:** List on file.

David Silver - A Condo and Homeowner's Association Attorney: Reasons to amend? The building will require repairs. Overdue amendments to the guiding documents. The amendments are useful for the association. The amendments follow 'useful and best practice' for condo associations. The purpose of the association is so that the fabric of the building is preserved. (Many condos in the area have been grossly underfunded). Various types of lenders available to the association if funds are needed. Association can borrow - amendments may offer better deals and be able to offer assistance to the homeowners. A lender wants to see a pledge of assessments for future income. By-Laws offer an option for electronic communication where permitted. The amendments are housekeeping and correcting what has been done since 1995. The attorney feels amendment is benign and good practice. Passing the amendment will improve the flow and the process. The association will be in a better position.

Q: Regarding the original documents... Why was it not done when originally drafted? A: Many condos from the 1970s had low reserves and there have been changes to the law. Q: Regarding the power of the board to borrow large sums without homeowner input. A: Ownership has to ratify the assessment. Q: On the threshold for expenditures. Discussion on capital improvement versus maintaining, repairing & replacement. Owner apathy can be a big detriment to getting work done. One wants the budget to pass.

Homeowners' Associations and Condo Associations - our documents were not that bad. Other stuff tightens up the docs. Clear collections process helps everyone in the association. Many more meetings to happen in the future. The association's architect comes up with the scope of repair. No threshold on the repairs - the board has a duty to keep the building in good repair. Discussion about the differences between improvements and repair. 44% of homeowners have approved the amendments. We need 67% approval to amend.

Report from Brandon Hamilton (Architect): The windows are failing. The windows had mechanical spring failures in 2011. The windows are now 22 years old. Replace windows with pan, flashing and waterproofing materials. Q: Do we have to do this in 20 years? Possibly. (Maybe keep pans). Q: Alternatives to scaffolding? Scissor options? This could be a positive selling point in the future. Scaffolding next time? Hopefully not. Q: What if things are discovered? There can be a % contingency. Architect feels there is a low risk with our building

- figure of 15 to 20 %. Lead remediation has to be done. Q: Is this a good time? Q: Mackie has had window failure. All windows will be mid-grade quality. The South side of the building is the worst affected. We must bring things up to code if discovered. Q: How many windows have failed in the last year? At least 4 windows.... Vinyl windows tend to fail at the mitres. There is a 4" gap between the inner/outer wall. Lots of debris has accumulated in the space.

There was water detected in the space between the outer and inner walls. It's recommended to the work in summer. We could have bids in 3 -1/2 months. It's estimated to take 10 to 16 weeks for permits. This probably a 6 months project. Margo wants to get going on the project. Every window would be would be replaced.

One reason to replace all the windows is that the contractor will never give a warranty - it's a liability issue. State law requires a process with an architect after a project's cost is over 5% of the building's value. Most windows would not pass the window test. One wants the windows to match. Treat the building right! It's a historic building on Capitol Hill. Questions can be forwarded to the architect. Q: re glass block on E side. To be examined by the architect.

Jason Steiner from Resound Energy brought samples of sconces. Discussion of Seattle City Light rebates and how the replacement process works.

List of 2015 Accomplishments:

1. Entry tiles
2. east stairwell repair
3. updated by-laws and amendments
4. replace lights
5. flooring in elevator
6. window exterior
7. unit inspections

Suzanne Heidema (association's accountant) discussed the building's financials.

Q: Receivables. We have equity of ~\$543,000. Revenue in-line with budget. Move-in fees have been a source of revenue. Payroll OK. Maintenance and repairs have been higher due to water leaks. There have been kitchen drain issues. There have been garbage disposal issues. Utilities have cost since toilet checks and repairs were done. Elevator tax discussion. #108 repair ~ \$1800. Move \$3700 from last year's to this year's budget.

Discussion of election - there is an open position. Adjourn 9.05 PM

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Regular meeting at 9.10 PM. NH, DM, BS, SW, TT, LL, SH

See agenda.