

AMBASSADOR I CONDOMINIUM
505 EAST DENNY WAY SEATTLE WA 98122

Attending:

Suzanne Heidema, Accountant
Dona Cutsogeorge, Secretary*
Gaby deJongh, Treasurer*
Lisa Lightner, Manager

Tim Trohimovich, President*
Ty Booth, Vice President*
Dann Moomaw, Member at large*
* *Voting member*

Ambassador I Regular Board Meeting 7:00PM September 15, 2020

Tim called the meeting to order at 7:02 p.m.

1) Approval of Agenda

Gaby moved to approve the agenda, Dona seconded. Approved 5-0.

2) Approval of July 21, 2020 and August 31, 2020 HOA meeting minutes.

Gaby moved to approve the July and August minutes, Ty seconded. Approved 5-0.

3) Homeowner/Tenant issues: Property Concepts sent new garage/garbage room keys via certified mail to Ambassador I owners. This is creating some confusion and chaos. Ambassador will send an email to all homeowners.

4) Old Business

- **Window screens:** Manufacturer rep to meet Lisa re broken tabs on screens before ordering additional screens. Lisa hasn't heard back yet, but will follow-up again.
- **Landscaping update:** contacted Pacific Landscaping Inc and waiting for updated price and installation date. We are waiting for an update on the pricing and the schedule – Suzanne will follow-up.
- **Cleaning service:** Capitol Cleaning understands and will be available in the future if needed. Lisa doing all the cleaning now.
- **Elevator:** Modernization of our elevator is being discussed, including whether we need a specialized consultant to help manage the project.
- **Entry system:** Watson ordered the parts for the cellular and are estimated to have them this week, and be back at the end of the month to install them.
- **Gym update:** postponed due to Covid-19.
- **Fire Safety Pros:** troubleshooting fire alarm issues in 01, 02 and 04 units and move of fire alarm panel postponed due to Covid-19.

5) New Business

- **Hallway carpeting:** Haight Carpet has ordered samples. Still getting bids from other 2 other carpet installers. Suzanne met with one rep and has some options for us to review. Before next HOA meeting we should have all options. We hope to have the carpet installed by the holidays.
- **Laundry room modernization:** Looking at changing washers/dryers to a cashless system. The pandemic has created a coin shortage, plus with the new property management company coming in we need a better system. Suzanne is checking with

Dynamic to find out if we can retrofit our existing machines and make this change before January 2021.

- **Building Manager report** (Lisa) We've been getting steadily graffiti'd, but Lisa's finding effective ways to address it, including pressure washing. There's an issue with an unidentified noise and vibration that's disturbing a homeowner, but thus far all investigation by the HOA as well as Gary Gilligan hasn't turned up a cause.
- **Financial report** (Suzanne): Suzanne gave the financial report.

6) **Committee Reports:** N/A

Next Board meeting date Tues 10/20/20

Adjourn

Dona moved to adjourn at 7:59, Gaby seconded. Approved 5-0.