

**Ambassador I Condominium**  
505 East Denny Way Seattle, WA 98122

Minutes  
Regular Board Meeting  
May 12, 2015 7:00 PM

**Board Members Present:** Nick Hart, Robin Cole, Steve Wilson, Tim Trohimovich, Ty Booth, David Morse.

**Homeowners Present:** Suzanne Heidema, Bill Bielby

**Building Manager:** Lisa Lightner

**Approval of Agenda:** Approved

**Approval of April Minutes:** Approved with clarification.

**Homeowner/Tenant Issues:**

- a. noise complaint

**Building Manager Report:**

There was a water leak from unit #302 > #202. Believed to be a wax ring issue around the toilet. Gary will check.

Cigarette issue.... #205 owner was contacted. Smoking tenant ~ Suzanne will speak with the tenant. Cigarette butts are littering the common area outside. Many butts have landed on the bushes so appear to be coming from above. Board would prefer tenant to smoke outside and dispose of butts. Discussion about purchasing a butt disposal container. To be discussed at next month's board meeting.

**Financial Report:** Payroll updated. No one was past due in monthly assessments. Prepayments. Equity is 500,000.

Revenue inline with budget.

Expenses are slightly under budget. No major repairs have come up. Budget is doing well this year. Work on stairwell is from reserves (building upkeep). Eric Schroeder is nearly finished with the stairwell. Plenty of repairs for Eric to do in the future.

Organize storage room.

**Old business:**

- a. earthquake insurance. Board e-mail vote passed. \$12,700 from reserves to be paid back. Flood insurance was left.

- b. landscape bid: Suzanne is trying to get more information on the bid. Shall work be postponed if building will be scaffolded? Decision made to hold off.
- c. bike room update: Many folks have not claimed their bikes. The remaining bikes are padlocked to hooks. Photographs can be posted and give notice of having the bike donated. Suzanne will post to the email list. Lisa wants another week to figure out what we have with the bikes. Discuss the situation at the next board meeting before cutting locks. Folks will have a month ~ several homeowners/tenants are on a waiting list for the bike room.
- d. east stairwell repairs: Coming along!
- e. drain pipe: Drain pipe was videoed. Nothing more to report. Plumber pointed out that there are subdrains in the storage room.
- f. building loan: Paperwork in process. Suzanne will be on vacation. Put on next agenda.
- g. lighting bids: Lisa has spoken with electricians. Heat can be tested for risk. (Canister replacements). Lisa would like the long fluorescents replaced. The bid folks did not send photos so unable to show board. Lisa will try to forward pics via email. Lisa had suggestion to break out bids per fixture cost and energy savings. Prioritize. Emergency lighting was done four or five years ago. Tim would like canisters tested. 5 weeks until next board meeting ~ photos to be sent.
- h. amending declarations and online voting: Governing documents sent to attorney. 6 things were noted and we'll see about cleaning up documents.
- i. pending window project matters: Putting things in order. Governing documents will be examined for financing protocol. Records to be checked for comparable pricing. We are seeking a third architects bid.

New Business: No new meeting. Next meeting will be 3rd Tuesday ~ June 16th.

Adjourn: 7:32.