

AMBASSADOR I CONDOMINIUM
505 EAST DENNY WAY SEATTLE, WA 98122

Ambassador I Regular Board Meeting -- May 22, 2018

Convened at 7:00pm

Attending:

Nick Hart, President

Steve Wilson, Vice President

Brian Shineman – Treasurer

Bill Bielby, Secretary

Robin Cole, Member at Large

Ty Booth – Member at Large

Tim Trohimovich, Member at Large

Suzanne Heidema, Accountant

Lisa Lightner, Building Manager

Makie Suzuki, Homeowner

- 1) **Approval of Agenda** – Motion to approve agenda by Steve, second by Tim, passed 7-0.
- 2) **Approval of April minutes** – Motion to approve agenda by Robin, second by Steve, passed 6-0 with Nick abstaining.
- 3) **Homeowner/Tenant issues**
 - a) (Ty) – Emergency lights didn't work in stairwells during power outage. Suzanne is getting a bid to replace them, as they are very old (2009).
 - b) Makie wants to do some remodeling and asked about the application process. She plans on having an acquaintance do bathroom plumbing. Steve suggested having her email a copy of his former license (he had been remodeling homes for 30 years) and submit an application to the board.
- 4) **Exterior Remediation Project**
 - a) Update from Robin – Scaffolding can't currently be removed from Summit Street due to permitting issues. City of Seattle told WES that permits to allow trucks on the street and sidewalks closed during removal of scaffolding would be available this Friday. One window remains to be replaced in Zone 1 (102) due to it's unusual size. In Zone 2 windows mostly finished except for some painting and interior work. Zone 3 prep work has begun. Completion date for entire project will probably be the end of July or mid-August.
 - b) Ratify request for draw – Motion by Tim to ratify previous email vote, second by Robin, passed 7-0.
- 5) **Old Business**
 - a) Unit 304 remodel update (Steve) – Gary has about one day work remaining. Also needs refrigerator. Plan on renting it June 1st. Motion by Robin to use money from reserves to complete this work, second by Tim, passed 7-0.
 - b) Unit 607 – Noise from Fans – Getting quotes for replacement fan.
 - c) Leak into 206, inspection of 306 – Suzanne to follow up with owner of 306, since he hasn't responded to everything in email. Will tell him it must be completed by June 30th.

Owner will pay for Gary's time and repairs, but won't be fined for not applying, as it was a repair rather than a remodel.

d) Evaluation of Cost to Rebuild for insurance (Suzanne) – In process of working on that evaluation, and should have information by next meeting.

6) New Business – Motion by Steve to sign letter opposing expansion of Business Improvement Area (BIA) in Capitol Hill, second by Nick, passed 6-1 (opposed by Tim). Opposition letter was signed.

7) Building Manager Report (Lisa) – Elevator issues have finally been resolved. Also discovered that emergency lighting doesn't work more than 15 minutes due to age of batteries. We have 3 on each floor and 6 in each stairwell, currently getting bid for replacements. Another issue was Door King information not being accessible on computer. Since it's possible someone may have accessed the panel and put in their own entry code, we had the master code reset, and rekeyed panel to limit access. Also, Jay from Ambassador II now has key to access alley gate near compost bins.

8) Financial Report (Suzanne)

- a) Review of April YTD – Regular reserves are building up well. One homeowner (103) delinquent for 2 months. Suzanne contacting him to try to avoid getting to 3 months delinquent. We will probably start collecting rent from our unit in June. Discussed percentage of completion of project being in line with funds drawn upon thus far.
- b) Review of invoices and approve payment from reserves – Motion by Tim to approve payment of invoices from reserves, second by Brian, passed 5-0 with Nick and Steve recusing themselves. Motion by Steve to pay Robin from reserves, second by Tim, passed 6-0 with Robin recusing herself.
- c) Summary of Construction to date – Discussed above (a).

9) Committee Reports

- a) Historic Committee (Ty) – Photo framed and hung properly. Perhaps more projects later.
- b) Rules Committee (Tim) -- Nothing
- c) Design Committee -- Nothing
- d) Web Committee (Nick) – May post photos on website along with information.

10) Choose next board meeting date - Tues 6/19, 7pm

11) Adjourn – Motion to adjourn by Robin, second by Brian, passed 7-0. Adjourned at 8:05pm.

Recorded by Bill Bielby