

AMBASSADOR | CONDOMINIUM
505 East Denny Way Seattle, WA 98122

Attending:

Tim Trohimovich, President
Suzanne Heidema, Treasurer
Michael Glasgo, Vice President
Imran Karim, Member-at-Large
Jordan Ade, Member-at-Large

Amra Fikic, Agynbyte LLC
Lisa Lightner, Building Manager

July 26, 2023 6:30pm

Ambassador | Monthly Board Meeting

1. Call to Order: Tim called the meeting to order at 6:30 PM.
2. Alexandria Pollock from Building Link gave a presentation to the Board. She explained the system's features and answered questions from board members. The Board decided to wait for the 2024 budget analysis before making any decision.
3. Homeowner and Tenant Forum: None
4. Approval of meeting minutes: Michael moved to approve the May 2023 minutes; Jordan seconded. It passed 5-0.
5. Financial report: Suzanne reviewed the financial report providing questions and edits to Amra for correction. The correction of the classification of expenses will be done for the July financials. Suzanne explained that there was \$32,643.88 in the special assessment checking account. The Association is depositing \$5,349.86 a month for the special assessment payments from homeowners and paying \$3,261.60 a month for the loan payments. Consequently, the balance is increasing. Suzanne recommended that the Board vote to approve a \$25,000 payment toward principal on the commercial loan to reduce the interest being paid. Michael moved to make the \$25,000 principal payment. Imran seconded the motion. It passed 5-0.
6. Old Business
 - a. **Water loss – updates:** Agynbyte's project manager provided an update on the water leak from Unit 202's icemaker supply line. The water leak affected units 201,202,101 and 102. Agynbyte estimates that the repairs to all units could exceed the Association's \$25,000 insurance policy deductible. The Board requested more information on the costs of the repairs before deciding on making an insurance claim. Due to the increasing cost of water damage repairs and the fact that most water leaks are a result of malfunctions in individual units, the Board discussed raising the Association's insurance deductible to \$50,000. Many other condominium associations have increased their deductibles for the same reason. This would require a 30-day notice to homeowners. The Board tabled the decision until the September meeting.
 - b. **Unit 203 Insurance Claim next steps:** The Board discussed the release form required by Progressive Insurance Company on the unit 203 water damage claim. Based on the analysis from the Agynbyte project manager, the homeowner is liable for \$2,713.01 in damages that his insurance company will not cover. The release would prevent the Association from collecting this amount from the homeowner. It was moved and seconded to contact the Association's attorney to determine if the Board should sign the release or pursue collection. It passed 5-0
 - c. **Jetting/Drain Cleaning – Moisture Reading:** Lisa is working on this.
 - d. **Landscape Design:** Tabled until water damage work is completed.
 - e. **Window Screens Replacement:** Lisa is working on this.
 - f. **Intercom System:** Tabled.
 - g. **Stairwell Door handles and Cleaning:** Lisa has been fixing door handles and locks as needed for now.

- h. **Plumbing Inspections:** Tabled until water damage work is completed.
 - i. **EV Charging Stations:** Michael's research appears to indicate that homeowners have the right to install charging stations in their parking spaces, but they must make all arrangements and pay for the cost.
7. Onsite Manager's Report
- a. Covered under Old Business items
8. New Business
- a. **Dryer Vent Cleaning:** Lisa and Amra will arrange the cleaning.
 - b. **Barker martin Letter:** The Association's records will go to new firm if there is no response from the Board. The Board can request records to be sent to new attorney if they decide to change attorneys.
 - c. **Damaged Windows from Exterior:** The governing documents state that the window glass replacement is the responsibility of the unit owner. Amra will follow up with the unit owner.
 - d. **Board Treasurer Vacancy and Transition:** The Board is seeking two homeowners to replace Board vacancies. Suzanne will follow up with Emily to see if she will serve on the Board. Suzanne will also follow up with Margot Reich to see if she will consider serving on the Board or a financial committee. Suzanne will remain available to help with the 2024 Budget analysis and the transition to a new Treasurer.
 - e. **A/C Unit Compliance:** A prior Board made the decision not to allow window air conditioners that extend out of the window. The decision was made due to risk of the units falling out and harming individuals or property below,
9. **Next Meeting Dates: September 26, 2023**

It was moved seconded to adjourn at 8:50 pm.

Written by Suzanne Heidema