

The Ashbury Condominium
www.ashburycondos.com

Ashbury Board Meeting
Wednesday, April 17th, 2019, at 6:30 pm
Unit #209

Call to Order

The meeting was called to order at 6:32 pm in Unit #209.

Present

Board Members: Sheila McLaren, 101 (President); Diane Calvert, 209 (Treasurer); Denise Su, 204 (Secretary); Joy Steele (Association Manager, Emerald Management & Consulting, LLC)

Homeowner: 310

Approval of Previous Meeting Minutes (2-6-2019)

-- Minutes approved.

Homeowner Questions/Concerns

Concerns about account assessments on the online web portal should be directed to Henry Do, association accountant, of Emerald Management & Consulting. Reminder to not park (especially moving and delivery trucks) in the parking lot East of the building. Suggestion to request a load zone along the Dravus Street curb, although load zones cannot be used for parking.

Treasurers Report (from March 31st, 2019 financial statements)

Operating	\$11,251.69
Reserve	\$319,725.32
Total	\$339,188.35

Old Business:

Review maintenance schedule

Focused mainly between April – May - June:

- Window cleaning by Emerald's preferred vendor (in 2018, we used Squeegee Clean).
- Carpet cleaning by Custom Solutions Carpet Care.
- Backflow device testing by Fire Safety Pros in June.
- For more, please see below New Business: "Q2 April – June priorities for Emerald Management & Consulting"

Update on Declaration work

Theresa of Sound Legal Partners was out sick in March. There has been a delay with receiving the draft documents. The board will have an update at the Annual Meeting. Unsure as to what portions of Washington Uniform Common Interest Ownership Act ("WUCIOA") are included.

Review/Approve Argus contract

Argus is great for janitorial work/facility items. Contract approved and signed.

Update on deck repairs and next steps

Eight (8) drains were repaired, and leaks were fixed.

New Business

Prioritize 2019 Reserve Study maintenance projects and discuss timing

Add for 2019:

- Roof repair needs to be scheduled with Roofing Specialist Northwest (includes Sara, Shawn Hill, Matt), www.roofingspecialistsnw.com, 425-741-3744
- Interior walls needs repainting. Interior wall molding needs repairs. First need proposals.
- Replacement and schedule regular maintenance of fence around West side of building on the first floor.
- Inspection of all first-floor decks (by Soltner).
- Anticipated Maintenance:
 - 2.6.1 Garage flooring water pressure washed, strip paint to remove disabled stalls, repaint stalls, may defer to 2020.
 - 2.9.1 Landscaping, including trees, on roof need to be replaced, an open issue.
 - 6.1.2 Schedule Soltner to recoat Elastomere decks in Summer.
 - 8.3.1 Schedule garage door company (Davis Door Service, Inc) inspections.
 - 9.6.1 Interior carpet replacement, defer to 2020.
 - 15.3.1 Irrigation system maintenance.

Discuss Q2 April – June priorities for Emerald Management & Consulting

- Finish drafted documents of Declaration.
- Joy Steele will separate out our maintenance and janitorial duties.
- Joy Steele will reach out to Argus/Wendy about price increase, removing maintenance, going back to T&M when needed.
- Exterior entryway tile replacement with Soltner.
- Professional garage clean, window clean, carpet clean.
- Renew contract with insurance.
- Renew contract with Clausen's Landscaping.
- Elevator maintenance with ThyssenKrupp.
- Check if HVAC service with MacDonald-Miller is needed.

Discuss FHA home loan eligibility for buyers

Need more than 70% owner occupancy. Not possible at this time.

Community Manager to provide status update on transition

Will mail Annual Meeting packet 14-18 days prior to meeting date. Will send a polite email blast to notify residents of regular site visits by the new association manager who will inspect for garage storage violations. Will look out for rebate for the LED light install from Seattle City Light. Water intrusion follow up for Sarah Williams (#404) and Nelli Amirgulyan (#406) from Soltner's investigation. Call box phone line (Century Link) can now accept long distance/non-206-area-code phone numbers, and residents need to be notified of this, so those applicable can add their number added to the call box (Bulger Safe & Lock).

Next Meeting

Annual Meeting on Wednesday, May 22nd, 2019, at 7pm at SABArchitects, located at 2 Nickerson Street, Suite 200.

Meeting Adjourned: 8:20pm