

Ashbury Condominiums Owners Association
2022 Annual General Meeting
Thursday, May 12th, 2022 at 5:30pm
www.ashburycondos.com

The meeting was called to order at 5:35pm via Online Zoom Meeting

Present

Board Members

Diane Calvert, 209 (President), Melanie Kermin 202 (Treasurer), Denise Su 204 (Secretary)

Property Management

Ryan Ruppert (Association Manager, 3stripe Management)

Homeowners

101, 105, 206, 301, 303, 306, 308, 309, 401, 403, 406

Approval of Previous Years Minutes (6/23/2021)

Motioned by Angela, seconded by Norm.

President's Report

- I want to welcome Ryan Ruppert and 3stripe to the Ashbury Team. We look forward to a successful relationship with Oliver Kurabi and his team.
- Thank you for the efforts of all residents during the pandemic in wearing masks and following CDC and KC guidelines.
- Thank you to Leah Vu who spearheaded a snow removal group to maintain the sidewalks and garage ramp during last winter's snowstorms.
- Thanks also to the Lobby Refresh Committee (Melanie Kermin and Laura Taylor) who worked on a new color palette for the interior of the building, as well as furnishings for the lobby and mailroom. And thanks to our commercial owners Shannon and Charlie Shugart who gave us additional advice on paint color choices.
- Status of Units: Currently 24 units are owner occupied and 11 units are rentals of which 3 are new rentals.

Treasurer's Report (as of 12/31/2021)

Total Operating Funds: \$59,607.95

Total Reserve Funds: \$278,498.28

Total All Funds: \$338,106.23

- Status of Special Assessment for 2022 to fund the Reserve Account: To date, 10 homeowners are paid in full. There are no delinquencies or defaults.
- As of 4/30/2022, we have \$175,792.64 in low risk Maintenance Reserve CDARS accounts with Alliance Associate Bank (expires on 6/23/2022).

Secretary's Report

- Thank you for keeping the Ashbury safe for all residents. Masking is currently optional. While masks are no longer required, please be respectful to those who choose to wear one.
- A new electric BBQ on the rooftop is available for all residents to use. Please read the BBQ manual before using, and clean up thoroughly and unplug after each use.
- Pets are not allowed on the rooftop deck, and pets may not use the parking lot to the East as a bathroom. Also, the owner of the parking lot to the East has installed tow away signs, and they can now tow away cars at the owner's expense. Do not park there.
- The garage and exterior doors are to be closed at all times. Thank you for ensuring that doors are securely closed after entering or exiting the building.
- Storing personal items in parking spaces or on top of storage cages is not allowed.

Election of Director

Melanie Kermin has been elected for a three-year term on the Board of Directors. Motioned by Alan. Seconded by Norm.

New Business

- Water Heater Replacements -- 10 units had water heaters replaced using a program offered by FAST Water Heater Company and two units had flood stops installed. Per the governing documents of this Association, water heaters must be replaced during their warranty period.
- 2021 Reserve Study Project Recaps
 - The Fire Panel was replaced by The Safety Team
 - Both sump pumps located in the garage were replaced by SnoKing and they are functioning properly.
 - By far the biggest project was the interior painting of the Ashbury. The Board met with and had proposals from three painting companies. The Board chose Armadillo Painting Co. and the project was begun in mid to late October and completed in late November. All unit signs and stairwell signs were removed prior to any painting and surfaces repaired. Sherwin Williams paint was used throughout the building and the Board worked with Studio 3 Signs to select the new signage that is now in place for units and stairwells. The painting proposal was \$48,103.00 and one change order was requested in the amount of \$2100.00.
- Air Conditioning – Installation is a multi-step process. Ryan suggested a ductless mini-split. But first we need to make sure it is a good idea and see how many units are interested. We need to consider the outside compressor component and the noise and vibrations it creates. Where would the compressor be located? On decks? On roof? Side of building? Ryan suggested one large compressor to service 6-8 units inside. Several homeowners present were not interested and/or were concerned about the cost involved. One homeowner stated that "the fourth floor would be interested." An air conditioning feasibility study is needed first, and the homeowners present seemed agreeable to this. A homeowner mentioned AC compression costs and shared this link: <https://www.reviewhomewarranties.com/home-maintenance/hvac/cost-of-air-conditioner-compressor/>

New Business

- 2022 Reserve Study Projects
 - Sealing of Concrete Plazas – Ryan will research companies that will do this. Project consists of a sealant that is applied on top of the concrete, which protects it from areas of intrusion developing, such as in cracked tile or grout.
 - Replacement of roof deck plants and trees – Currently there are no trees or shrubs on rooftop deck. The goal is to have something replanted this fall.
 - Evaluation of trellis/arbor for this year – Only one on the East end of building to be replaced this year.
 - Carpet replacement deferred to 2023
 - Plumbing systems evaluation – Ryan will look into a company to evaluate the plumbing systems within the building, which includes determining if there are blockages. There have been a couple of units on the first floor with drainage issues. This will be done to look out for larger issues and prevent them from happening.

Owner Forum

- Plumbing evaluation will be done from the basement level downwards and not need entry into homeowner units. It most likely involves a scope using a plumbing inspection camera through entry points in the garage.
- Elevator replacement is not needed at this time. Elevator is okay, as it has a life span of 30-35 years. However, the computer portion is the part that can go wrong. Replacement parts are no longer available, as Dover equipment is no longer manufactured.
- To minimize damage to our new interior paint, residents are requested to use the elevator instead of the stairwells to move large furniture and transport their bikes. This especially needs to be known to renters, who seem to have a less vested interest in maintaining the quality of the building. A move-in fee is charge to renters to support the repairs done to these damaged areas. The installation of clear corner guards and the use of removable elevator pads help to minimize damage. Despite this, homeowners have been lamenting the noticeable amount of wear and tear to common areas.
- The neighboring 6/10 Dravus Street property seems to be owned by the City of Seattle. We do not know what it will be used for. A homeowner informed us that it is public information and will look into it.
- Several homeowners showed much appreciation for other homeowners who showed up to the Annual Meeting today and thanked the Board for their volunteer service.

Meeting Adjourned

6:21pm