

DRAFT
Ashbury Condominiums
Annual Homeowners Meeting
May 22, 2019

The meeting was called to order at 7:00pm at SABArchitects, 2 Nickerson Street, Suite 200.

Present

Board Members

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

Homeowners

100, 105, 203, 207, 208, 310, 403, 407

Homeowners by Proxy

102, 201, 306, 406, 408

Proof of Notice

Joy provided a postmarked letter proving we were compliant.

Establishment of a quorum

46.09%

Approval of Previous Years Minutes

Motioned by Diane Calvert and seconded by Laura Taylor. Motion is passed.

Treasurers Report (as of 12/31/18)

Operating:	\$ 23,061.99
Reserve:	\$ 318,338.96
Total:	\$ 341,400.95

Doing well: No foreclosures, no arrears. We are currently about 90% funded. Our financials are strong in maintaining our investment.

Election of One Director

Sheila McLaren has resigned from the Board of Directors. Katie Osterhaus is unanimously voted in to join the Board of Directors.

New Business

IRS Resolution

Motioned by Diane Calvert and seconded by Jody Clovis. Motion is passed.

2019 Building Improvements

Replaced common area lighting to brighter and more energy efficient LEDs, some with motion-sensors. As a result, we will receive a refund from Seattle City Light, as well as save money in electricity costs in the long run. This summer, we plan to have all decks (Floors 2, 3, and 4) and the SW portion of our rooftop recoated; and if needed, repaired and waterproofed. In addition, the exterior entry tile replacement project has been initiated with Soltner Group for the planter

walls and the column bases. This fall/winter, interior walls and baseboard plan to be repainted. Exact colors of these items to be determined.

Homeowner Online Web Portal

Online access to our web portal can be found via <https://www.emerald-mc.com>. Every homeowner will be able to have 24/7 access the calendar and documents, register tenants/vehicles, submit work orders/mass emails, and create surveys.

Old Business

Set Date for Declaration Review Meeting

Some time in June or July 2019 – Need to coordinate with attorney for exact date and time.

Homeowner Q&A

We aim to reducing our environmental footprint and encourage residents to recycle, collect food waste, and reduce garbage. Recyclables, food waste, and yard waste are not allowed in the garbage. Individual food waste/compost containers were distributed that residents can use. Additional bins and educational materials are available upon request. The fireplaces currently installed at the Ashbury are no longer made and repair components no longer available, thus making them very difficult to fix. A few residents were interested in working together to replace their broken fireplaces. Several homeowners do not have bike racks adjacent to their parking stall. The bike racks (that match current bike racks) that will need to be purchased are no longer available, so an alternate and compatible style will need to be resourced.

Meeting Adjourned

8:21pm