

The Ashbury Condominiums
www.ashburycondos.com

Ashbury Board Meeting
Wednesday, June 19th, 2019, at 6:30 pm
Unit #209

Call to Order

The meeting was called to order at 6:31 pm in Unit #209.

Present

Board Members: Diane Calvert, 209 (President); Katie Osterhaus, 207 (Treasurer); Denise Su, 204 (Secretary); Joy Steele (Association Manager, Emerald Management & Consulting, LLC)

Homeowner: None

Approval of Previous Meeting Minutes (April 17th, 2019 and May 21, 2019)

Minutes approved.

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

Operating	\$24,926.36
Reserve	\$325,900.43
Total	\$350,826.79

Old Business:

Landscape and maintenance update

- Clausen's proposal for rooftop plantings on hold. Diane will contact Sprinkler Specialists (Robert Bennett). Joy to search for a replacement landscaper that specializes in green roofs. Rooftop landscaping needs more attention and better drought resistant, low maintenance plants.
- Currently getting bids on window cleaning. No response from voicemails for Squeegee Clean. Should be scheduled after roof replacement completed.
- Carpet cleaning by Custom Solutions Carpet Care completed June 17th, 2019.
- Backflow device testing by Fire Safety Pros completed June 3rd, 2019.
- Joy requested a service proposal from Davis Door. We must schedule regular inspections with them twice a year.
- Door handle on 2nd floor stairwell has been repaired.

Update on deck repairs, exterior tile work, and fence replacement

Pushed back. Joy will have Special Projects (Nicole) seek out more bids. Possibly break up this project into two or more parts.

Roof replacement proposal update

Unanimously approved proposal from Roofing Specialist Northwest.

Discussion of cleaning supplies and who will provide

Argus will provide all necessary cleaning equipment to perform outlined cleaning tasks. Wendy approved of the changes/clarifications made to the Scope of Work on June 11th, 2019, when she also stated she forgot to add those into the original agreement.

New Business

Update on lobby fountain

Sno-King Maintenance (Brent Steinebach) states that pump seems to be shot and has unplugged the fountain. Reflections Aquatic (Grant Riddell) does quarterly maintenance and were most recently here on March 5th, 2019. Grant suspects something could have happened (or someone put something in the fountain) between their visits. Next appointment is Thursday, June 27th. Joy will request their maintenance service schedule.

Update on garage: bike racks, handicap space removal, floor cleaning

- Diane labeled each bike rack with corresponding unit number. We need more bike racks, but must find a suitable bike rack. No good matches have been found in our online research so far. Diane will call local bike retailers for ideas.
- Board must talk to our attorney about removing handicap spaces to make sure removal does not violate the Fair Housing Act/Americans with Disabilities Act.
- Cleaning garage floor and repainting of stalls is put on hold.

Water metering electronics issue

Unanimously approved proposal from WAM Engineering for a full upgrade of residential metering system. There are several units with non-reading/non-advancing meters. Homeowners will be made aware of possible adjustments in billing to plan accordingly.

Interior painting project

Item on hold. This should be done in fall/winter, as high priority and season-dependent projects have greater urgency at this time. We will discuss again during budget season.

Charging homeowners for replacement key of garbage bin

Replacement of keys of proprietary nature may be charged back to homeowner. Joy will compose a resolution, and homeowners will be given sufficient notice before enforcing.

Next Meetings

Special Meeting: Homeowners Q&A: Recommended 2019 Declaration Update

Wednesday, July 24th, 2019, 6:30pm at SABArchitects, at 2 Nickerson Street, Suite 200.

Ashbury Board Meeting

Wednesday, August 21st, 2019 at 6:30pm at the Ashbury in Unit #209.

Meeting Adjourned: 9:11pm