

**Ashbury Condominiums**  
**Annual Homeowners Meeting**  
**Wednesday, June 23rd, 2021**

The meeting was called to order at 6:36pm via Zoom Conference Call

**Present**

**Board Members**

Diane Calvert, 209 (President), Katie Osterhaus 207 (Treasurer), Denise Su 204 (Secretary)

**Property Management**

Robert Skrbini (Association Manager, Emerald Management and Consulting)

**Homeowners**

102, 201, 203, 206, 303, 306, 308, 309, 310, 401, 406

**Guest Speaker – FAST Water Heater Company**

Our governing documents require that water heaters are within their warranty period. The primary reason for this is that water tank leaks are a common driver of multi-unit and common area damage. As a cost containment measure for not only our HOA dues, but also our homeowner insurance, mitigating leaks is key. FAST is able to provide a discount and extend the labor warranty from one to two years under a group replacement setting. Kielan Stewart and Mike Kirk of FAST's Property Management Division presented homeowners with information regarding group installation, City of Seattle guidelines, 40- or 50- gallon water heater options, scope of work, and optional safety devices offered. Sign up deadline is August 13th, 2021.

**Approval of Previous Years Minutes (7/15/2020)**

Motioned by Katie, seconded by Paul. Approved by roll call.

**President's Report**

- Introductions and acknowledgements of resident efforts during the pandemic.
- Six units sold the past year, which has had a positive effect on the status of owner-occupied versus owner-rentals, now with 24 owner-occupied and 10 owner-rentals.
- Projects from last year include:
  - Water meter repairs completed and meters in all units are now functioning correctly.
  - The Board is unaware of any further developments of the 6/10 Dravus property.
- Reserve Study projects for this year include:
  - Replacement and upgrade of the Fire Panel System which will be happening this summer (with all parts now available).
  - Sealing of the concrete in both front plaza areas.
  - Visual Building Envelope Inspection with Jeff Samdal helped us further understand the integrity of our building. The report indicates a relatively healthy building. The board will be meeting with Jeff Samdal to further discuss the report.
  - Painting of the interior of the building: walls, ceilings, and all millwork including service doors but no unit doors or elevator doors. The pricing proposal has been based on off season completion and will likely be done in late September or October.
  - As you might now have seen, the roof planters are currently empty with the exception of planting soil. The trees and plants were subjected to too many watering interruptions over a

period of time and so the Board chose to have everything removed at once and to reevaluate what specifically we want in the way of plants and trees on the roof. Now is not the right time to replant due to the heat but the Board will be looking for new ideas as time permits.

- After 20 years, the Ashbury is moving into projects with larger price tags. One aspect of our proposals in correlation with the Reserve Study has been the impact of the pandemic on resources and pricing both on materials and labor. The Board has had to align ourselves with these increases and availability as we study component items of this building inside and out that are subject to potential replacement or refurbishment based on their life time expectancy and what we are now seeing in both pricing increases and product/resource availability related to COVID.
- Thank you to residents for your cooperation and assistance. Community living comes with its own set of responsibilities and awareness of those in our building. Thank you for allowing me to serve this community.

### Treasurer's Report (as of 12/31/2020)

- Operating: \$48,247.48
- Reserve: \$278,495.01
- Total: \$326,742.49

Of note: There are no foreclosures, no bankruptcies. We are approximately 35% funded. The % funded is down from last year and this is due to some key influences:

- In an effort to have a fresh perspective from a reputable vendor, the board changed reserve study vendors in 2020: their estimated maintenance/replacement costs are higher than our prior vendor, they also added in some high cost elements that were previously excluded from our study with the prior vendor.
- Labor and supply costs are higher due to Covid impact
- We have larger reserve expenses coming up such as the carpet replacement and interior painting
- Finally, in an effort to limit HOA increases we have not been fully funding our reserves and have opted for threshold/baseline funding for the past few years.

All said, we continue to improve our financial practices in balancing expenses vs savings and forecasting future costs. While the board cannot confirm at this time whether or not there will be a future increase of dues, one area of watch that has been unexpected is the rising costs of labor and materials due to Covid. Of course, the board will continue to hold our annual budget meeting in the fall which will dive deeper into the 2022 financials.

### Treasurer's Report (since our last Board Meeting)

- **April 2021 - Financial Statement**  
Operating Funds \$54,705.24  
Reserve Funds \$310,249.17  
**Total Funds \$364,954.41**
  - **Reserve Activity:** Jeff Samdal & Associate, Inc \$1,400
- **May 2021 - Financial Statement**  
Operating Funds \$55,755.97  
Reserve Funds \$318,512.15  
**Total Funds \$374,268.12**
  - **Reserve Activity:** EMC \$30

### Secretary's Report

- Summer reminder: With windows open, noise becomes more of an issue during the summer months. During quiet hours (11pm – 8am), residents must take extra care to keep noise to a minimum.
- Pets must be leashed outside of the unit. Pets may not use the rooftop, East parking lot, or any of the Ashbury's raised beds as a bathroom.
- The Ashbury aims to reduce our environmental footprint and encourages residents to recycle, collect food waste, and reduce garbage. Recyclables and food/yard waste are not allowed in the garbage.
- The garage and exterior doors are to be closed at all times. Please ensure that doors are securely closed after entering or upon exiting the building.
- Storing personal items in parking spaces is not allowed. This includes bicycles: Use the wall bike racks, and if you need one or additional racks installed, please contact one of the Board members.

### Election of Director

Diane Calvert has been elected for another three-year term on the Board of Directors by roll call.

### New Business

- IRS Revenue Ruling 70-604 – Approved by roll call.
  - The purpose of Revenue Ruling 70-604 is to allow homeowners associations to avoid taxation on its excess membership income by carrying over the excess to the following year.
  - Voting in FAVOR of this ruling will allow the Association to roll over the excess funds from 2021 to 2022 to offset unanticipated expenses in 2022. If any excess funds are available.
- Katie Osterhaus announces her resignation from the Board as her unit has been listed for sale and will not be able to serve in this position any longer. Katie has served two years out of her three-year term. The Board is seeking a volunteer to serve her remaining year in her position. Her seat will be up for re-election next year. If no one steps forward the Board will be reaching out individually to serve. It's really important to have three board members at all times. If any homeowners are interested and would like to step up, please contact Diane, Denise, or Robert.

### Owner Forum

- Regarding air conditioning in the hallways: Does it increase heat in units? No. Uses the outside as a heat sink.
- Insurance policy: version on the EMC Web portal is outdated. Please update to the current version. Action item to update our policy. 7/1 renewal cycle.
- Central air in units is not possible as the building does not have ducting. With seasonal smoke, we can't have windows open, which may pose a problem during wildfire season.
- Homeowner states his unit on the fourth floor has been feeling too hot. There is no cooling system in the building for inside the residential units. We cannot have AC on the windows. Ductless system would necessitate an architectural change request, plus a hole in unit. Governing documents require continuity of the building. The solution has been limited to having one or more portable AC units that homeowners can put in their bedroom and main living space. Homeowner requests that the Board revisit the governing documents and potentially look at a proposal to add a cooling system for residential units. It would be very costly and involve shared increases in for all homeowners' monthly assessments and a possible special assessment.

### Meeting Adjourned

7:51pm