

**Ashbury Condominiums**  
**Annual Homeowners Meeting**  
**July 15, 2020**

The meeting was called to order at 7:07pm via GoToMeeting Conference Call

**Present**

**Board Members**

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

**Property Management**

Shelly Murray (Substitute Association Manager, EMC), Jessica Fields (Special Projects Assistant, EMC)

**Homeowners by Proxy**

105, 202, 206, 208, 308, 310, 403, 406, 407, 409

**Approval of Previous Years Minutes (5/22/2019)**

Motion is passed by proxy.

**President's Report**

- Approval of the reviewed and revised governing documents of the Ashbury have been recorded with King County as of January 2020.
- The South portion of the roof and all unit decks (with the exception of the roof deck and first floor decks) were re-coated in September 2019.
- All smoke alarms and fire extinguishers have been replaced in the building.
- The roof irrigation system has been improved by replacing the existing main pipe with a heavier grade PVC pipe, which has a greater psi capacity than the previous pipe.
- The Board upgraded the size of the compost/yard waste bin to eliminate the overflow.
- Upgrades to the tiles on planters and columns in the plaza area in front of the building has been put on hold and will be re-evaluated. The proposal was beyond our budget and was previously not funded. The building integrity remains intact.
- Water meter repairs and replacements are still in progress to correct the billing function, as the last step had been held up due to the Governor's stay in place orders.
- The developer of the 6/10 building was not able to offer a viable package to the Ashbury regarding his proposed easement. Decision to decline proposal was made after discussions with an architect and an attorney and our management company: All advised that the best interests of the Ashbury were not being met by the developer's offerings.
- The Board has been working closely with EMC to become more knowledgeable about the financial position of the Ashbury and to strengthen that financial position to assist us in making financially sound decisions.

**Treasurer's Report (as of 12/21/2019)**

- Operating: \$28,177.81
- Reserve: \$231,398.02
- Total: \$259,575.83
- Reserve Activity:

- The Board approved paying the following expenses from Reserve funds:
      - \$908.00 The Soltner Group Architects, Inc.
      - \$32,361.69 Tatley-Grund, Inc.
      - \$381.01 Emerald Management & Consulting
      - \$33,650.70 Total Reserve Expenses Paid
      - Reserve funds were transferred to Operating, and the invoice(s) were paid in December 2019.
- No foreclosures, no bankruptcies. Approximately 67% funded.

### **Treasurer's Report (as of 6/1/2020)**

- Operating: \$38,062.83
- Reserve: \$249,453.55
- Total: \$287,516.38
- Reserve Activity:
  - The Board approved paying the following expenses from Reserve funds:
      - \$15.00 Emerald Management & Consulting
      - \$15.00 Total Reserve Expenses Paid
      - Reserve funds were transferred to Operating, and the invoice(s) were paid in June 2020.
- The Board continues to review the Budget and eliminate processes that reduce our spending.

### **Secretary's Report**

- The Board appreciates that all continue to follow CDC guidelines in response to the Covid-19 pandemic, including allowing a minimum of six feet distance between yourself and your neighbors.
- The rooftop deck is currently not being sanitized. Residents are responsible for cleaning before and after. No smoking and no pets allowed. The rooftop electric BBQ has a sign-up sheet to reserve a day/time in advance.
- 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 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, 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.
- Stay in the loop by using the homeowner Online Web Portal, [www.emerald-mc.com](http://www.emerald-mc.com). Homeowners have 24/7 access governing documents, minutes, reserve study, payment history, register tenants/vehicles, and edit contact info.
- Storage in parking spaces is not allowed. Use bike racks, and if you need one or additional racks installed, please contact us.

- Joanne Meister (designmeister.com) is our webmaster and is available for new clients. Her work includes graphic design, branding, product packaging, web design, and other digital content. Interested parties can contact her directly.

### **Announcement of Election of Director**

Denise Su has been elected for another three-year term on the Board of Directors by proxy.

### **New Business**

None

### **Owner Forum**

- Outside neighboring vegetation next to garage driveway are becoming overgrown and needs to be trimmed.
- Update on the proposed construction next door: The 6/10 Dravus property appears to be up for sale by the property owner.

### **Meeting Adjourned**

7:35pm