

**The Ashbury Condominium  
Homeowners Meeting  
Thursday, January 4th, 2018 at 7pm  
Unit #209**

***Call to Order***

The meeting was called to order at 7:00pm in Unit #209.

***Present***

**Board Members:**

Sheila McLaren, 101 (President)

Diane Calvert, 209 (Treasurer)

Denise Su, 204 (Secretary)

Don Carden (Association Manager, Copeland Group LLC)

**Homeowners:**

203

310

405

406

***Approval of Previous Meeting Minutes (9-27-17)***

— Minutes approved

***Homeowner Questions/Concerns***

Questionable garbage and cardboard debris found in alley not belonging to any Ashbury residents. Bike in parking spot #4 must be removed, as owner of the space did not authorize anyone else to use their bike rack. Air quality in top floor unit bothers a homeowner. The board is planning to install a wall mount document holder for elevator, in response feedback in order to reduce sticky tape residue on wall. Please note that there are new owners at the Thai restaurant across the alleyway. There are also a few new owners in the Ashbury since our last meeting, including a new owner in the commercial unit downstairs. In order to let the Ashbury website more known to residents, the board will add the Ashbury website address to posted Meeting Agendas from now on (<http://ashburycondos.com/>).

***Treasurers Report (from November 2017 financial statements)***

Operating	\$10,854.18
Reserve	\$296,058.43
Total	\$306,912.61

***Association Management Report***

Items include: Argus Janitorial & Building Services continued their ongoing maintenance throughout the building, including cleaning out the gutters. They have also installed a motion detector light at the alleyway entrance and touched up paint throughout the building. They plan

to replace the flooring in the elevator as soon as possible. Landscape irrigation has been winterized. Fire Safety Systems inspected the horns in every unit in the building. This is a new annual mandatory inspection for the Seattle Fire Code. This was also to see why the trouble alarm keeps going off, which was eventually determined. A proposal to fix this issue has been approved. McBride Construction has been asked to provide a cost to replace the existing tile in the exterior entryway area. Some of the current tiles keep coming off, and Don will meet with McBride in late January to decide what can be done.

### ***New Business***

#### **Check on storage areas**

The board did a walk-through with discussion throughout the building prior to the start of the meeting. It is not allowed to store items outside of ones own storage unit. We noted the areas that have been used as storage, such as parking spaces, corners of storage rooms, along the walls of the garage, and other non-designated storage areas. Storing items anywhere else outside of the assigned storage units is forbidden. Bike racks must be approved by the board and installed by Argus. If a resident wants to add a bike rack, please consult Don or a board member first. Residents are not to use their decks as storage areas.

#### **Plan paint can purge**

Old and unused cans of paint have been accumulating in the garage and storage units for some time now. The board will organize and schedule a specific location and date for residents to put paint cans to be disposed of by Argus.

#### **Discuss addendum to homeowners lease agreements**

Renters must follow the same rules and regulations as homeowners. There is a 12 month minimum for any lease agreement. Homeowners must communicate with their tenants and inform them that they must also comply with all rules and regulations governing the condominium, including the Declaration and the Bylaws governing the Ashbury. Homeowners who decide to rent their unit must notify Don and the board.

#### **Discuss agenda for the Annual Meeting in April 2018**

Will be done at our next homeowners meeting, scheduled for Thursday, March 1st, at 7pm in Unit #209.

### ***Meeting adjourned***

8:00 pm