



ASHBURY
CONDOMINIUMS

**Homeowners
Meeting Minutes**
Year: 2016

**The Ashbury Condominium
Homeowners Meeting
February 4th, 2016 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)

Approval of Previous Meeting Minutes (8-6-15)

— Minutes approved

Homeowner Questions/Concerns

Consideration of two modest signs to show directions to elevator. Will also add a sign/plaque at the front door as a reminder to not let unknown people into the building

Treasurers Report (from December 2015 financial statements)

Operating	\$13,630.24
Reserve	\$290,615.50
Total	\$304,245.74

Association Management Report

Items include: Units must regularly check below kitchen sink for leaks (especially in the shut off valve), as this has been a common issue the past few years. New security system has been successfully installed. Pest control is effectively working. Broken front door glass has been cleaned up and a new dual glass panel installed. Lava rock has been installed in alley area behind building. Leaky roof from some corner flashing that was damaged from December windstorms is in the process of being repaired.

New Business

Review Maintenance Schedule for 2016

Maintenance schedule includes power washing building siding, dryer vent cleaning, window washing, and quarterly fire alarm tests,.

Review house rules for board review of rental agreements

Rental agreements have a 12 months minimum. This is stated in the *Addendum to Unit Lease*.

Determine landscape budget and priorities for 2016 updates

Diane will talk to landscaper about adding drought resistant plants.

Next meeting

Annual Homeowners Meeting: The week of April 18th, 2016, 7pm at the Fine Building.

Meeting adjourned

8:02 pm

**The Ashbury Condominium
Annual Homeowners Meeting
April 18, 2016**

The meeting was called to order at 7:00pm at the Fine Building, in Room 260 D.

Present

Board Members

Sheila McLaren - 101 (President), Diane Calvert - 209 (Treasurer), Denise Su - 204 (Secretary), Don Carden (Association Manager, Copeland Group LLC)

Home Owners

105, 201, 401, 403, 408

Home Owners by Proxy

306, 404, 406, 407

Approval of Previous Years Minutes

Motioned by Bounce Quarry and seconded by Christopher Conley. Motion is passed.

Treasurers Report

Operating:	\$ 8,657.90
Reserve:	\$ 283,935.25
Total:	\$ 297,166.69

Election of One Director

Diane Calvert's term on the board has expired. No other homeowners volunteered to take her place. She will continue to stay on the board as Treasurer.

IRS Resolution

Motioned by Gabriel Storm and seconded by Angela Richard. Motion is passed.

New and Old Business

Update on Building Security Upgrades Implemented

It was a good investment to strengthen and increase building security. Crime and drug activity in Seattle has been steadily increasing the past year, and we are all happy with the upgrades.

Seattle City Light's Powerful Neighborhoods Program

Seattle City Light offers this program to make properties more energy efficient. This program provides free efficient LED lighting, water-saving shower heads, faucet aerators, and energy saving advanced power strips. This will also affect common areas, including

the garage.

2016 Reserve Fund Projects

Cleaning and painting the building's siding and doors. Cleaning and coating individual unit decks. This will also include power washing if possible. Will also examine less immediate issues such as wood trellis, external rails, sprinkler system, and tile siding in front of the commercial space for 2017.

Open Floor

Water Meter

Several residents will need to get their water meters serviced in their units serviced. This meter electronically measures the volume water is being used in the particular unit.

Fireplace Repair

The electric fireplaces belonging to Diane Calvert and another resident no longer functions, and they wanted to know if there other unit owners who had similar issues. If so, perhaps residents can purchase and install a new fireplace and/or parts in bulk. It was suggested to post a notice in the mailroom bulletin board.

Garage Storage Units

Residents have observed rodent droppings and excessive dust on the floors of the storage units in the garage. Unfortunately, power washing the floors would damage the contents. Rodent traps have been placed throughout the garage.

Electrical Car Outlets

Not installed in the garage at this time.

Condo Internet

CondoInternet, now called Wave G, has been expanding their network for internet service. Residents have interest in the service, particularly as an alternative to Comcast. Don Carden will look into any new updates in this possibility.

Food & Yard Waste Overflow

It has been noted that the Food & Yard Waste carts often overflow. At an additional cost, we can either request additional pickups or an additional cart (or two smaller sized carts, due to limited space). The situation will be surveyed.

Potholes in Alleyway

Request forms have been filled on the City of Seattle/SDOT's pothole reporting page.

Self-Made Parking Spaces in Alleyway

These parking spaces are on public property and are illegitimate and hazardous. Thai Fusion's self-made parking spots and installed signs must be removed. Board members will talk to the owner of Thai Fusion first, before going to authorities.

Excessive Barking Dog Noise

Barking dogs from the neighboring business has been a loud nuisance to residents. Will talk to the dog day care business owner next door about this issue. Will access decibel levels to see if noise is within an acceptable range.

Meeting Adjourned

7:58pm

**The Ashbury Condominium
Homeowners Meeting
September 1st, 2016 at 7pm
Unit #209**

Call to Order

The meeting was called to order at 7:03pm 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:

None

Approval of Previous Meeting Minutes (2-4-16)

— Minutes approved

Treasurers Report (from July 2016 financial statements)

Operating	\$5,057.89
Reserve	\$301,649.69
Total	\$323,002.42

Association Management Report

Items include: Windows will be cleaned in this fall after the paint project is done by Squeegee Clean company. Light fixtures throughout building has been replaced and repaired as needed. Light fixture at entrance to the garage changed into the more efficient LED from old high pressure sodium versions. Removed homeless debris left in alley between dumpster area and the side entrance. We are scheduled to have a fire extinguisher, sprinkler system, and fire alarm test in October.

New Business

McBride Construction and Anderson Painting update

Project went smoothly.

Discuss work items recommended by the reserve study.

Everything is on schedule. Estimated costs approximately match the actual costs.

Upcoming recommended components will be assessed beforehand to make sure they are indeed in need of repair.

Landscaping issues.

Board has decided to let go of current landscaping company. A new landscaping company will take its place, with a proposal of 12 months. It has been recommended that the landscaping be redone, with more attractive and colorful plants, better maintenance, and updated watering system.

Outdoor furniture covers on rooftop deck.

Board has decided to replace rooftop deck furniture covers this fall.

Next meeting

Annual Budget Meeting: Wednesday, November 2nd, 2016, 6:30pm, Unit #209

Meeting adjourned

7:57 pm