

The Ashbury Condominium
www.ashburycondos.com

Homeowners Meeting
Wednesday, March 1st, 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:

310, 403, 405

Approval of Previous Meeting Minutes (1-4-18)

— Minutes approved

Homeowner Questions/Concerns

Elevator flooring shows signs of significant wear and tear and needs to be replaced. This new elevator flooring should be a darker color and a more heavy-duty material. Plastic sign holder in elevator should be utilized more, perhaps with a “Welcome to the Ashbury” post or similar. A resident suggested having an arrow sign in the lobby area directing residents where to find the elevator, however residents of the building should well know where the elevator is located; and if this is an issue for visiting guests, the resident should be escorting their guests to their unit in person.

Treasurers Report (from January 2018 financial statements)

Operating	\$6,708.63
Reserve	\$303,540.24
Total	\$310,248.87

Association Management Report

Items include: Argus Services touched-up drywall along floors and in stairwells, replaced LED in garage stairwell and alleyway, removed all unwanted paint from the property, replaced ballast in the storage unit, removed graffiti outside along alleyway, and removed homeless belongings outside in the stairwell. Argus Services is currently in the process of repainting the hallways/lobby walls, replacing wood molding around base of wainscot in the lobby, deep cleaning the parking garage and stairwells, and removing the moss along ramp. The commercial

unit is currently remodeling and management is keeping good communication with the contractor to make sure the drilling and construction is not impacting the condominium portion of the Ashbury. Fire alarm tests will occur March 2nd and 6th, and no entry to units is needed. McDonald-Miller has come and repaired the hall heater and performed maintenance on the systems. Fire Safety Systems replaced the power supply for the commercial space. They also completed the annual certification of the Wet and Dry Fire Sprinkler System. The fire extinguishers have been certified and all reports have been sent to the City of Seattle. The Ashbury paid for our portion of the trimming of the tree that overhangs the SE corner of the building to neighbor Ranger Rick.

New Business

Review fees and fines at the Ashbury Condominium

After reviewing market conditions and costs for the property, we find it necessary to increase rates to match the current market rate. Beginning April 1st, 2018: The Monthly Assessment Late Fee will be increase from \$25 to \$50. The Move-In Fee will increase from \$200 to \$300.

Review proposal for website update

Sheila proposed for a logo refresh and new website for future and current residents to use as a resource. The board approved to have a new basic website done at a competitive cost, which is easy to maintain and update board members.

The average life expectancy of a water heater is 10 years

All homeowners need to be reminded to replace their water heaters every 10 years. Water heaters should be replaced as a preventative measure before they leak and cause property damage. All manufacturers can determine the age of a water heater from the model and serial number. When in doubt, have a licensed plumber determine whether its up to current code and safely working, and if necessary, replace the water heater. Homeowners should be fully aware that if their water heater should leak, the homeowner is responsible for all costs involved, including repairs to all damage in the building.

Set date for annual meeting

Monday, May 7th, 2018 at 7pm at the Fine Center at the First Free Methodist Church on SPU campus.

Meeting adjourned

7:50 pm