

# **98 Union Board of Directors**

## **Mission Statement**

The 98 Union Condominium Association Board is an elected body of volunteers whose purpose is to build a strong community by managing assets, ensuring compliance with covenants and by-laws, preserving property values of owners and effectively managing the affairs of 98 Union Condominiums in accordance with the Condominium Act and other condominium documents. It is the Board's intention to ensure that decisions are made in the best interest of all owners, to keep residents informed on major Board decisions, projects and events, and to encourage all owners to meet their responsibilities to each other and to the community that surrounds us. On behalf of homeowners, the 98 Union Board of Directors seeks to support a consistently high quality of life in a safe, financially sound, trusting, socially interactive, and peaceful environment.

### **GOALS/RESPONSIBILITIES:**

#### **1. Managing assets:**

- Review financial statements monthly
- Supervise the selection and approval of contracts for service providers
- Create and maintain an annual budget and determine monthly condo fees
- Establish and secure reserve funds
- Select auditor, attorney, insurance agent, management company, and other professionals to provide services for the association

#### **2. Ensure compliance with CCR's/by-laws/house rules:**

- Arbitrate disputes
- Hold hearings/ authorize legal action against owners who don't comply
- Schedule periodic meetings to hear homeowners' comments, dispatch

old business, consider new business

- Hold annual elections

#### **3. Preserve property values of owners:**

- **Monitor management company's performance and staff selection, provide feedback**
- **Facilitate issues of building maintenance, grounds management, upkeep and repair of common property areas**
- **Authorize common area improvements**
- **Provide adequate coverage for insurance through the condominium's master policy**

**Notwithstanding anything to contrary contained in in this agreement, in the event of a conflict with Other Agreements which shall include, but is not limited to, CC&Rs, By-laws, House Rules, other recorded agreements, or governmental rules, regulations and ordinances, Other Agreements shall prevail.**

**98 Union Condominium Association, Seattle, Washington**

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