

**Sixty-01 Association of Apartment Owners  
2019 Director Nomination Application**

I. I, (print name) Aleksei Korovianskii hereby submit my name in nomination for a position on the Board of Directors, Sixty-01 Association of Apartment Owners.  
List of Unit Numbers owned: 740  
Current Residential Address: \_\_\_\_\_  
Telephone Number: ( \_\_\_\_\_ ) \_\_\_\_\_ Email Address: \_\_\_\_\_  
Occupation: Software Engineer  
Employer Name & Address: Microsoft  
Education: Bachelor Degree at Saint Petersburg State University, Mathematics and Mechanics Faculty

II. Experience:

I have a strong math background. I've worked as Software Engineer at Microsoft for the last 4 years. I am not an experienced property manager, I am just a homeowner, who wants to make this community a better place.

III. I believe I would be an asset to our Board of Directors because:

Even though I haven't lived here long, I am already disappointed by the way this community operates. I believe in transparency, accountability, long-term planning. Unfortunately, I haven't seen much of that so far... I can't promise you to get rid of the special assessment - this community obviously needs investments to get into better shape. However, I will do my best to understand myself and share with the community where these investments go, what our plan for the next 3/5/10 years is, whether there are ways to optimize our spendings. After the first candidate forum meeting, I had concerns about several current candidates, so I decided to send my application as well. I feel that there is a serious gap in IT knowledge, which I can fill. I feel that there are many who talked that about transparency, communication, but haven't done much to improve that so far. I can help with that as well and I believe that I already showed that I am not just talking, I actually did try improving these areas.

IV. How long have you been an Owner at Sixty-01? Less than a year

What type of unit(s) do you now own?

Townhouse; List units owned: \_\_\_\_\_

Studio; List units owned: \_\_\_\_\_

One-Bedroom; List units owned: 740

Two-Bedroom; List units owned: \_\_\_\_\_

Three-Bedroom; List units owned: \_\_\_\_\_

Have you previously served on Sixty-01's Board of Directors? Yes  No

If yes, please list term(s) of office and office(s) held, including list of years served if any:

As a member of the Sixty-01 Association, what has been the extent of your participation (attendance/ participation/ involvement/ support/ work) in the business of the Association? Meetings/ Board/ Committee/ Annual Meeting: Please specify:

I've been an active member of this community. I have attended several committee meetings, proposed new ideas, pushed on getting them moving forward (for example, streaming). I've been actively talking with members of this community through our Facebook group and plan to continue doing that after being elected as well. I haven't just complained about our operations, I've got the answers, shared them with the community and, again, planning to keep doing that in future.

Volunteer Work: Please specify:

Social Activities: Please specify:

V. Have you ever served as a Board Member of another Homeowners Association? If yes, are you now serving in such a position? \_\_\_\_\_

Date term expires: \_\_\_\_\_

Committee Work:

For what organizations, institutions or agencies (non-Sixty-01) have you served or are now serving as a Director?

Corporation Name: \_\_\_\_\_

Location: \_\_\_\_\_

Term(s): \_\_\_\_\_

Committee Work: \_\_\_\_\_

Dates of Service: \_\_\_\_\_

Social Activities: Please specify:

VI. In what committee(s) are you interested:

- Amenities \_\_\_\_\_
- Architectural \_\_\_\_\_
- Landscaping \_\_\_\_\_
- Budget \_\_\_\_\_
- Capital Projects \_\_\_\_\_
- Communications \_\_\_\_\_
- Elections \_\_\_\_\_
- Risk Management \_\_\_\_\_
- Rules & Regulations \_\_\_\_\_
- Swan Keeper \_\_\_\_\_
- Operations \_\_\_\_\_

What Committee(s) would you be willing to chair? Elections/Budget, but I don't really have a preference.

VII. As a Director, what is one attribute you possess that would benefit Sixty-01 and how?

I am a team player. I would never try to do anything just by myself if I can get help from others. I will try to use our most valuable resource - the community. We should work with homeowners as much as we can, not against them. We have 770 unit owners with all different backgrounds and we should try to utilize their knowledge to improve our very unique place together.

VIII. Discuss your perspective on three issues that you feel our Board should address this coming year:

1. Financials: Budget and Capital Projects.

We have to analyze why we overspent our proposed budget and how we can optimize that. Paying around 36k in total for phones does seem to be quite extreme. Spending 450k for midrise remodeling project doesn't seem to be as urgent as other capital expenses pointed out in our reserve study. Why we need so urgently to refill our reserves up to 50% is also not clear. We need to sit down and review each bullet point.

2. Contracts.

It is not clear what responsibilities our management company has. We should not just provide salary bonuses to our employees, but also make sure they are accountable for their negligent acts and misconduct. We should review the contracts we currently have and make sure that all agreements are being followed.

3. ByLaws.

Our ByLaws are quite outdated. We can't even vote remotely. It is obvious to me that we have to make an effort to update ByLaws to reflect modern realities. Even if we won't be able to do that, there are still ways to find workarounds as long as the Board views align with that.

  
Signature

3/12/2019  
Date

Printed Name:

Aleksei Korovianskii

**Instructions:**

- Complete the Nomination Application and Conflict of Interest Statement
- Hand deliver to the Administration Office (or use the mail drop by the front door) or mail to Sixty-01 Association; 6001 140th Ave NE; Redmond, WA 98052
- Applications may also be emailed to [gm@sixty01.com](mailto:gm@sixty01.com) or [board@sixty01.com](mailto:board@sixty01.com).
- Envelopes must be received no later than the stated deadline
- The deadline is February 1, 2019

**2019 Sixty-01 Association of Apartment Owners  
Candidates for Election to Board of Directors Conflict of Interest Statement**

Print Name Aleksei Korovianskii

Home Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone Number \_\_\_\_\_

1. Please list all unit numbers at Sixty-01 which are owned by you or in which you hold a financial interest:  
740

2. Please answer the following questions for yourself, spouse and dependents:

a. Are you, your spouse or dependents an officer, director, general partner, limited partner or trustee of any corporation, company, joint venture, or any other entity which has a financial interest in Sixty-01 or which does business with Sixty-01 Association of Apartment Owners?

No  Yes If yes, list each entity and the position held:

b. Do you, your spouse or dependents have any percentage of ownership in any company, corporation, partnership, joint venture, or other business which does business with Sixty-01 Association of Apartment Owners?

No  Yes If yes, list each entity and the percentage of each held:

c. Do you, your spouse, or dependents have any financial relationship or any kinship relationship with any past or present Board members, Sixty-01 Association employees, or any suppliers or contractors who do business with Sixty-01 Association of Apartment Owners?

No  Yes If yes, list the name of the individual or entity and the nature and length of the relationship:

**Certification**

I hereby certify that the information contained in this statement is true and correct to the best of my knowledge

Signature



Date 3/12/2019