

# **700 Seventh Condominiums**

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## **MINUTES OF THE ANNUAL MEETING OF HOMEOWNERS OF THE 700 WEST SEVENTH AVENUE CONDOMINIUM ASSOCIATION**

Meeting Information: The annual meeting of homeowners of the 700 West Seventh Avenue Condominium Association was held as follows:

Type: Annual Homeowners Association Meeting.

Date: Wednesday, October 5<sup>th</sup>, 2022

Location: Community Room and Video/Telephonic (Zoom)

Board members present: Mike McGinnis, President; Lainey LaRue, Vice President, Bruce Hunt, Treasurer; Wendy Shafer, Director, Joe Wittstock, Secretary.

Also present: Greg Cazzanigi, Community Manager.

HOA Association members present (video/telephonic):

HOA Association members present: Elizabeth Scott (Unit 105); Rhiannon Catletts (Unit 203); Bob and Trudi Terrell (Unit 301); Michelle Egger (Unit 302); Leann Dunning and Mike Ricketts (Unit 304); Debbie Swaine (Unit 401); Karen Hovatter (Unit 403); Del Clute (Unit 408); Kay Zovany (Unit 506); Rucha Shukla (Unit 504); Denny LaRue (Unit 505); Valera Morrow (Unit 602); John Rowe (Unit 603); Jerry Wagner (Unit 604); Dallas Hawkins (Unit 606); (Unit 608); Judy Gardner (Unit 702); Cindy Algeo (Unit 703); Eileen O'Donnell and Lincoln (Unit 704); Bill Diercks (Unit 705); Larry Miller (Unit 708); Lisa Hooke (Unit 803); Karla McGinnis (Unit 805).

HOA Association members present by proxy: 3

1. The annual homeowners association meeting was called to order by the Chair, Mike McGinnis, on Wednesday October 5<sup>th</sup> at 7:03 p.m. The Chair announced the meeting was being held pursuant to: 1. A written notice of the meeting was given to all directors of the corporation. 2. A copy of the notice was ordered to be inserted in the minute book immediately preceding the minutes of this meeting. (The office will retain a copy of all meeting notices for its files.)
2. The Chair noted that a quorum of the Owners was present.
3. Owners present via video/telephonic, in person or by ballot: 22. By proxy: 3.

### **New Business Conducted:**

4. The Chair introduced the Board of Directors of the Association.
5. The Chair personally thanked the new association manager Greg Cazzanigi for accepting the position of Association Manager, and then Building Maintenance Manager Randy Hain (not in attendance) for another successful year of overseeing the best interests of the building and its owners.
6. The Chair gave general instruction on how this meeting would be conducted.
7. A motion was made by Bruce Hunt and seconded by Wendy Shafer to adopt the proposed meeting agenda. The vote was unanimous.
8. A motion was made by Lainey LaRue and seconded by Wendy Shafer to accept the 2021 Annual Meeting minutes. The vote was unanimous.
9. The Treasurer gave a general overview of the 2022/2023 building budget, which includes a potential increase in owner dues of roughly 15 percent.
10. The Chair gave an overview regarding the Reserve Study and Fund, and where the HOA stands regarding a possible increase in owner dues as of this date.
11. The Chair then went over the proposed Annual Budget.

12. A motion was made by Bruce Hunt and seconded by Lainey LaRue for open discussion regarding the proposed building budget. A discussion was then held regarding a possible increase in HOA monthly dues. Bruce Hunt then called for the question.

13. A motion was made by Joe Wittstock and seconded by Lainey LaRue to close the discussion. The vote was unanimous.

14. A motion was made by Joe Wittstock and seconded by Lainey LaRue to approve the 2021/2022 budget, including an increase in the HOA fees. The vote was unanimous.

15. There are two positions open on the Board for the upcoming year(s). They are: Mike McGinnis and Lainey LaRue, who are up for three-year terms. A vote was then returned for these positions. The Chair announced the entirety of the 700 West Seventh Avenue Homeowners Association for 2022/2023 will be: Mike McGinnis, President; Lainey LaRue, Vice President; Bruce Hunt, Treasurer; Wendy Schafer, Director at Large; and Joe Wittstock, Secretary.

#### **General Discussion/Announcements:**


A suggestion was made regarding the general safety of the railings of the building, including both south and north railings (balconies) A general discussion was had regarding the Reserve Study, and how long maintenance projects may be funded and addressed each year. This subject prompted discussion regarding increasing the safety/security of the building, which is included in the Reserve Study, and its owners. The Chair commented that if there was interest by the owners regarding increasing these measures beyond what is currently in place, a voluntary committee would be formed to discuss these concerns.

There being no further business to conduct, the Chair thanked everyone in attendance, and those owners who attended remotely. A motion was made by Lainey LaRue and seconded by Joe Wittstock to adjourn the Annual Owners' Meeting. The vote was unanimous.

The meeting adjourned at 8:06 p.m.

APPROVED:

Dated: January 26, 2023

  
Joe Wittstock, Secretary

Dated: January 26, 2023

  
Mike McGinnis, President

#### **Executive Working Session:**

The Board of Directors did not in Executive Session.