

700 Seventh Condominiums

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DRAFT MINUTES OF MEETING OF BOARD OF DIRECTORS OF THE 700 WEST SEVENTH AVENUE CONDOMINIUM ASSOCIATION

Meeting Information: A quarterly (video/telephonic) meeting of the Board of Directors of the 700 West Seventh Avenue Condominium Association was held as follows:

Type: Regular.

Date: April 13, 2023

Location: Community Room (Board and Owners) Video/Telephonic (Owners).

Present: Mike McGinnis, President; Lainey LaRue, Vice President; Bruce Hunt, Treasurer

HOA member(s) present in person: Karen Hovatter (403), Bill Diercks (705), Cindy Algeo (703), Denny LaRue (505), Chris and Jen Ballistrino (501), Dallas Hawkins (606), Jerry Wagner (604), Teri Linden (804), Robin Smith (104).

Also present: Building Manager Greg Cazzanigi.

1. The regular HOA board meeting was called to order by the Chair on Thursday, April 13, 2023 at 7:01 p.m. The Chair announced the meeting was being held pursuant to: a) A written notice of the meeting was given to all directors of the corporation. b) 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 Board of Directors was present.
3. A motion was made by Bruce and seconded by Lainey to approve the board to approve the January 26, 2023 minutes. The vote was unanimous.
4. Treasure's Report: Bruce gave the financial report. Bruce then went over a review of the bank statement and reconciliation of the current budget document. Bruce state it was an unusual year since no reserve account funds were needed. Income was right on, expenses and year-to-date as well. **The** year-to-date variance was higher due to the water meter not working correctly and the budget will be reflecting that **increased expense** due to the new meter. A motion was made by Bruce and seconded by Lainey to accept the review and reconciliation of the budget documents. The vote was unanimous. Bruce and Greg were acknowledged for their good work in **pulling** ~~goal~~ **all the information** together.
5. Building Manager's report was given by Greg Cazzanigi a summary of which follows:
 - a) GSI repaired and replaced the storm door closures at no expense.
 - b) Greg is working on the garage doors. **The springs will be removed and replaced with a lighter-weight spring as well as the heavy insulation material removed from within the door.** All issues should be resolved and ~~should~~

- extend the life for 12 years.
- c) Greg is working with each owner/tenant and vendors regarding fobs to update, delete, etc. The real estate boxes are now gone.
 - d) Extra security jam on the front door was fixed.
 - e) The 2023 Reserve Study was completed.
 - f) New CPA Audit Firm is underway for this year.

New and Other Business

1. **Open Board Position:** Wendy's position is open as of 4/28.
2. **Individual Front Door Replacement:** There are a number of failing front doors. Suggestions to replace with **an** exact duplicate, one with windows, and 2 or 3 other potential options. Nonstandard replacement doors are expensive. Potential Architect Committee was suggested as an option **to for** guidance.
3. **CC&R's Restatement Update:** Meeting with Steve Horvath. We have been updating the CC&R's aligning them with WA State Laws. We have started with the By-Laws.
4. **Maintenance Options Starting in April.** Randy will be out starting April 26 for 6 months. To get us through the season, we have contracted with Rooted Landscape. We received various cleaning bids and the pool bids is a work in progress. We are concentrating on local companies and also taking more of a "hands on" approach. A handful of owners have also stepped up to help.

Open Forum: Various questions **were** asked about the Individual Unit Front Door replacement from cost, responsibility, **and** style. Greg will survey residents about their door status, will explore options and update **the Board**.

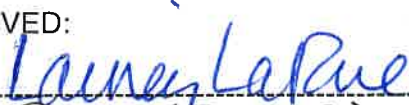
Adjournment of the Meeting:

There being no further business to conduct, a motion was made by Bruce and seconded by Lainey to adjourn the meeting. This regular meeting adjourned at 7:57 p.m.

Next Board Meeting: June 15, 2023 at 7pm.

APPROVED:

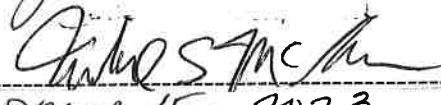
Dated



June 15, 2023

Lainey LaRue, Secretary

Date



June 15, 2023

Mike McGinnis, President