

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/Quarterly

Date: Wednesday, August 28, 2023.

Location: Community Room.

Present: Mike McGinnis, President; Lainey LaRue, Vice President; Bruce Hunt, Treasurer; Chris Ballestrino, Director at Large (appearing telephonically); and Joe Wittstock, Secretary.

Homeowners present: Duane Fladland (Unit 208); Michelle Eggers (Unit 303); Karen Hovatter (Unit 403); Karl Nordling (Unit 407); Mike Johnson (Unit 502); Denny LaRue (Unit 506); Jerry Wagner (Unit 604).

Also present: Greg Cazzanigi, Resident Manager.

1. The regular HOA board meeting was called to order by the Chair on Wednesday, August 28 2023 at 7:00 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. Immediate Action Items:

++ A motion was made by Bruce Hunt and seconded by Lainey LaRue to accept the June 2023 HOA meeting minutes. The vote was unanimous. ++

Bruce Hunt gave the financial report. Bruce then went over a review of the bank statements and reconciliation of the current quarterly budget documents. A motion was made by Joe Wittstock and seconded by Mike McGinnis to accept the review and reconciliation of the budget documents. The vote was unanimous.

The Building Manager's report was given by Greg, a summary of which follows: Randy Hain, Maintenance Manager, has been out on medical leave for the past four months, and is expected to return to part-time employment in the next two weeks. He continues to work with a case manager and occupational therapist. Upon return he will work a light-duty schedule. He should begin landscape/grounds work in the fall.

Greg recommended the weekly pool service remain in place. This budget item has been reduced by \$2600 by keeping some pool costs in-house. The pool chemical cost for this season was \$700.

The current camera system is overloaded. Upgrading of the system is being considered presently.

Preparation for the 2024 budget continues, with finalization and approval expected at the Annual Homeowners meeting in October 2023.

Discussion was had regarding the fire protection panel. Replacement could run forty to fifty-thousand dollars. The board has spent roughly \$1300 regarding trouble-shooting the sensors.

The foam in the garage doors has been removed. The doors are functioning properly. The hope is that with the foam being removed, the life of the openers will naturally be extended.

Another item that is being investigated is a process to remove the stains in the concrete, including common area walkways, and the west and east stairwells. An additional project that is being considered is the painting of the north (owners') and south (common area) railings of the building. When this project goes forward, two floors will be done at a time.

Discussion was had regarding electric vehicle charging station(s). These would be placed in the upper parking lot. They also would add value to the building itself. Research regarding this project continues. Lastly, discussion was had regarding cleaning both garage areas before winter.

New and Other Business:

a) The position of Treasurer is to be voted on for a three-year term at the Annual Homeowners meeting in October.

b) The CCRs restatement is almost completed. This and the bylaw's update will require a 2/3rds vote of the homeowners. The next committee meeting will be held September 27, 2024.

c) The possibility of rearranging some items on the Reserve Study, to include updating the fire alarm panel, refurbishing the inner and outer lobby areas (paint, furniture, et cetera); and replacing the outer lobby entrance doors.

Open Forum and Owner Comment Period:

Discussion was had regarding Randy's duties, hours and expected performance working his new schedule. Duane Fladland (Unit 208) updated the board regarding the installation of a new heating and cooling unit, which will be placed on his balcony.

Adjournment of the Meeting:


There being no further business to conduct, a motion was made by Joe Wittstock and seconded by Bruce Hunt to adjourn the meeting. The meeting was adjourned at 7:47 p.m.


Next Board Meeting: (Annual Homeowners Meeting) October 4, 2023 at 7:00 p.m.

APPROVED:

Dated 2-1-2024

Date 2-1-2024


Joe Wittstock, Secretary



Mike McGinnis, President