

700 Seventh Condominiums

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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: January 26, 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: Joe Green (Unit 608), Karen Hovatter (403), Bill Diercks (705), Cindy Algeo (703), Denny LaRue (505)

Also present: Building Manager Greg Cazzanigi

1. The regular HOA board meeting was called to order by the Chair on Thursday, January 26, 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. A motion was made by Bruce and seconded by Lainey to approve the September 2022 board meeting 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 also explained the budget variance. 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 together the information together.

5. Building Manager's report was given by Greg Cazzanigi a summary of which follows:

a) Work in progress for replacement of all emergency light bulbs and repair of broken fixtures in the garage. Work should be completed by early February.

b) Greg reported 6 of the 8 heaters have failed in the garage storage units and is working on a replacement.

c) Greg reported all exhausts fans are operational.

- d) Greg gave an update on the closure unit on the storm doors mechanism. Larsen is sending out new door closures at no charge.
- e) As part of our on going security review, Greg is working with individual owners regarding how many fobs they own and deactivate any/all fobs not in their possession.
- f) Greg's is working on updating the preferred vendor list.

New and Other Business

- 1. Follow Up to Annual Owners Meeting Agenda Items:** There were some suggestions about security concerns: potential security camera upgrade. Bruce mentioned about doors are still being propped open which causes increased security threat. There was a discussion about adding more fire extinguishers in the garage, and signage on the inside of the garage stairway doors about to not leave the door open.
- 2. Repairs:** Greg mentioned the lock to the front door that leads to the elevator lobby is getting loose and will need a woodwork person to repair.
- 3. Elevator Carpets:** Discussion on whether to purchase or have a monthly contract service. Greg will be terminating the monthly year to year contract service with our current vendor as of March 14. He will be getting bids for another monthly service vendors. He will also get information on the cost of buying versus monthly service contract.
- 4. Budget:** Discussion on the pros and cons of changing dues structure to automatic annual percentage increase versus what we have now. The item was tabled for further discussion.
- 5. Unit Front Door Locks:** Discussion on replacement on replacement, uniformity, color, keypad, bluetooth options. Mike will do some research to provide option guidance.
- 6. Water Leak In surface Update:** Mike reported that our insurance company has not gotten back to us. There continues to be a question as to who is responsible for the damaged cause by this leak. Mike is working with the insurance companies involved to help resolve it.
- 7. CC&R's revision:** The board is looking for a condo association consultant for guidance with respect to this topic. Bruce moved to have 2 consultant companies to determine the cost to update the CC&R's. Lainey seconded.

Open Forum

1. Joe Green had a question how the glass doors parts will be installed. Greg will be following up.

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 8:24 p.m.

Next Board Meeting: March 16, 2023 at 7pm.

APPROVED:

Dated

Date

Lainey LaRue

Mike McGinnis

4/13/23

Lainey LaRue, Secretary

4/13/23

Mike McGinnis, President