

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: Thursday, January 27, 2022

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

Present: Mike McGinnis, President; Lainey LaRue, Vice President; Bruce Hunt, Treasurer (via Zoom connection); Wendy Schafer, Director (Executive Meeting Only); Joe Wittstock, Secretary.

HOA member(s) present in person: Justin and Rhiannon Catlett (Unit 203); Jason and Hannah MacKay (Unit 206); Chris and Jenna Ballestrino (Unit 501).

HOA member(s) present via telephone conference: Gary and Bonnie Hookom (Unit 601).

Also present: Building Manager Kevin Howell.

1. The regular HOA board meeting was called to order by the Chair on Thursday, January 27, 2022 at 7:02 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 Chris Ballestrino to accept the December 2021 HOA meeting minutes. The vote was unanimous.

The Building Manager's report was given by Kevin Howell, a summary of which follows:

- a) New security cameras will be installed Friday, February 4th.
- b) Garage security doors are in manufacture, and all doors will be installed at the same time.
- c) Frozen pipes in the 1 Stack have been thawed. There were no broken pipes.
- d) Updating ideas on how to keep all pipes thawed with heat units plugged in and placement of the units in the boxes that house the pipes in each stack.
- e) Kevin then gave an update to owners in attendance on the structural engineer's report received by the board in December 2021.

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

New Business Conducted:

4. The Chair then informed those in attendance of the recent request by Chief Brian Schaeffer of the Spokane Fire Department to the City of Spokane leaders regarding adopting Appendix M of the International Fire Code that retroactively requires fire sprinklers to be installed in high-rise

buildings. Currently the federal government has tax incentives for installing these fire sprinkler systems, including a full-cost tax deduction for the system's first tax year through 2022. There

are also considerable tax advantages through 2026. The board at this time will monitor the city's movement on this request.

The Chair then began outlining three committees that need to be put in place with regard to the homeowners association. Those committees are: The Reserve Study Committee, whose job will be to assist in building inspection walk-throughs, which will be conducted in person this spring, to assist the board and building manager in revising, prioritizing and making recommendations for large-item maintenance and replacement; the House Rules Committee, whose job will be to review and revise the House Rules when necessary, and to review and determine action if any on owner/tenant house rule violations, and to participate in the appellate process regarding found house rule violations; and the CC&Rs Committee, whose job will be to revise, publish and present updated CC&Rs for legal review and vote of the owners. The original version was created in March of 1994 for the homeowners association, which followed the Washington State Condominium Act of 1992. The goal will be to follow the newest state law regarding Common Interest Communities (CIC) created in 2018.

Kevin then updated those present of the recent deaths of four residents: Steward Smith (Unit 403), Karen Pizelo (Unit 406), Ray Morrow (Unit 602), and Marie Kehrli (Unit 703).

Open Forum:

No comments made by residents in attendance.

Adjournment of the Meeting:

There being no further business to conduct, a motion was made by Joe Wittstock and seconded by Lainey LaRue to adjourn the meeting. This regular meeting adjourned at 7:58 p.m.

Next Board Meeting: Thursday, March 17, 2022 at 7:00 p.m.

APPROVED:

Dated March 14 2022 Joe Wittstock

Joe Wittstock, Secretary

Date March 16, 2022 Mike McGinnis

Mike McGinnis, President