

# *700 Seventh Condominiums*

700 West Seventh Avenue, Spokane Washington 99204  
Office (509) 838-3858 - Fax (509) 747-5088  
[700w7thcondos@gmail.com](mailto:700w7thcondos@gmail.com)

## **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: Thursday, June 16, 2022.

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

Present: Mike McGinnis, President; Lainey LaRue, Vice President; Bruce Hunt, Treasurer; Wendy Schafer, Director; Joe Wittstock, Secretary.

HOA member(s) present in person: Chris and Jenna Ballestrino (Unit 501); Denny LaRue (Unit 505); Kay Zovayi (Unit 507); Bill Diercks (Unit 705); Dallas Hawkins (Unit 606); Rhiannon and Justin Catlett (Unit 203).

Appearing via Zoom: Duane Fladland (Unit 208).

Also present: Building Manager Kevin Howell.

1. The regular HOA board meeting was called to order by the Chair on Thursday, June 16, 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 Lainey LaRue to accept the March 16, 2022 HOA meeting minutes. The vote was unanimous.

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

- a) The storage key issued to owners to access their lockers will now also unlock the stairwell doors on both garage levels.
- b) The garage stairwell doors will be locked and only accessed by key after the 4<sup>th</sup> of July holiday.
- c) New building insurance is in place. The building has been valued at 16 to 18 million dollars. With this building insurance comes a five-thousand-dollar increase in premium.
- d) Utility costs are on the rise. Water alone increased over a thousand dollars in the month of April.
- e) Kevin recommended keeping the lobby door that accesses the first floor units closed at all times. When the door is ajar, the frame of the door blocks the camera unit in the inner lobby.

4. 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.

5. The Chair then gave an update as to the House Rules Committee and the CC&R Committee. Work is continuing with regard to updating the House Rules regarding the appeals meeting process, punctuation and formatting and language editing. The CC&Rs are also in the editing phase. There is a scheduled meeting of this committee set for June 23, 2022 at 7:00 p.m. The

goal as of this time is to have the CC&Rs updated, approved by the owners and put in place by the end of 2022.

**New Business Conducted:**

6. Discussion was had regarding the Reserve Study and when it may be completed. The study should be completed by the next board meeting in September.

7. The question was raised by the Chair with regard to the building insurance increase; whether it should be covered by an increase in dues or an HOA special assessment. One idea was a fifty-dollar increase in dues.

8. A motion was made by Bruce Hunt and seconded by Lainey LaRue to approve the proposed House Rules amendments. The vote was unanimous. **(I'm not sure this is correct. It was in my notes, but it doesn't seem to fit with No. 5 above)**

**Open Forum:**

9. Two comments were made by owners in attendance:

a) A question was raised as to whether there are any possible future litigation issues regarding the Association. The Chair noted there were none.

b) A concern was voiced regarding issues of possible break-ins, whether it be in either of the garages, the lobby, or in the front parking lot. The hope was that if and when these events happened, the Board would respond quicker to the owners than in the past, and with more details.

**Adjournment of the Meeting:**

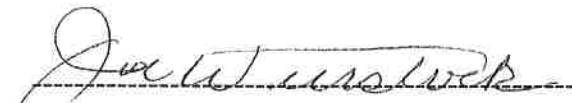
There being no further business to conduct, a motion was made by Bruce Hunt and seconded by Joe Wittstock to adjourn the meeting. This regular meeting adjourned at 7:50 p.m.


**Next Board Meeting:** Thursday, September 15<sup>th</sup>, 2022 at 7:00 p.m.

APPROVED:

Dated Sept 15, 2022

Date Sept. 15, 2022

  
Joe Wittstock, Secretary

  
Mike McGinnis, President