

700 Seventh Condominiums

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

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: Wednesday, March 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); Joe Green (Unit 608).

Also present: Building Manager Kevin Howell.

1. The regular HOA board meeting was called to order by the Chair on Wednesday, March 16, 2022 at 7:04 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 January 27, 2022 HOA meeting minutes. The vote was unanimous.

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

- a) New fire doors will be installed in the two garage levels on March 22 and 23, 2022.
- b) Bids for concrete resealing and spalling repair for the two garage levels are in; cost will be approximately \$24,000. This cost includes the resealing of the pool decking.
- c) Kevin has a surgery scheduled for March 23, 2022. His plan is to work for three days a week from 7:30 to noon. His work schedule will be posted when he will be in the building.
- d) The pool filter was replaced at a cost of \$1,700. This was paid out of the Reserve Fund.
- e) Kevin then addressed the upcoming building insurance renewal. This was also discussed in the Executive Board Meeting.

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.

4. 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 April 7, 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:

5. Kevin recapped the garage maintenance and the scope of the work to be done. Each floor will be done on different days. This will enable those who need to move their cars out so they

can access them. Each garage level will be closed when this work is performed. This work will be done by Mountain Restoration. Bruce then made a motion to accept the bid from the contractor and schedule the work. The motion was seconded by Lainey LaRue. The vote was unanimous.

Open Forum:

There were two general comments by those in attendance: One was the door had been left open to the Comcast box on the building. And the other comment was that in some units from the intercom screen the lobby looked very dark.

Adjournment of the Meeting:

There being no further business to conduct, a motion was made by Joe Wittstock and seconded by Wendy Schafer to adjourn the meeting. This regular meeting adjourned at 7:30 p.m.

Next Board Meeting: Thursday, June 16th at 7:00 p.m.

APPROVED:

Dated

Date

June 16, 2022

June 16, 2022

Joe Wittstock

Joe Wittstock, Secretary

Mike McGinnis

Mike McGinnis, President