

700 Seventh Condominiums

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FINAL MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE 700 WEST SEVENTH AVENUE CONDOMINIUM ASSOCIATION

Meeting Information: A quarterly meeting of the Board of Directors of the 700 West Seventh Avenue Condominium Association was held as follows:

Type: Regular/Quarterly
Date: Thursday, April 4, 2024
Location: Community Room

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

Also present: Greg Cazzanigi, Community Manager.

Homeowners Present: Tracy Hunter (Unit 103), Steve Gustafson (Unit 206), Duane Fladland (Unit 208), Ann and Bill Bennett (Unit 303), Karen Hovatter (Unit 403), Jenna Ballestrino (Unit 501), Denny LaRue (Unit 505), Kay Zovanyi (Unit 507), Carol and Jerry Wagner (Unit 604) and Eileen O'Donnell and Lincoln Bryant (Unit 704).

1. The regular HOA board meeting was called to order by the Chair on Thursday, April 4, 2024 at 7:02 p.m., before which the board and all homeowners present introduced themselves. 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 February 28, 2024 HOA meeting minutes. The vote was unanimous.

Bruce gave the financial report, and then went over a review of the bank statements and reconciliation of the current quarterly budget documents. A motion was made by Lainey LaRue and seconded by Joe Wittstock to accept the review and reconciliation of the budget documents.

The vote was unanimous.

The Community Manager's report was given by Greg Cazzanigi, a summary of which follows:

The Community Room's water damage and asbestos abatement has been completed by ServPro. The front awning has been repaired. The outer lobby call box has been repaired/redone. The recycle bin has been replaced with a larger bin, with two pick-ups per week. The pool service will continue. This coming summer the upper parking lot will be resealed. Asphalt repair will be done in the G-1 parking garage. Asphalt repair in the G-2 parking garage will be done when the main driveway is resurfaced. The first floor's railing system and exit door (to upper parking lot) will be repaired and repainted. Greg will meet with an Amazon delivery representative regarding access to the elevator lobby with the increase of package delivery to the building. It was pointed out to those present that with the construction season underway, resident parking in the upper parking lot may be limited during the work week. Finally, Randy's pay raise is in place, and his hours will be a six-hour workday, with varied start and stop times.

New and Other Business:

- a) The work on the CC&R Restatement continues. A meeting of this committee was held on March 6, 2024. The committee has finished an all-declaration review and will now move onto an exhibit review. The next meeting of this committee is planned for the end of spring, 2024.
- b) Again, with the CC&Rs Restatement being almost completed, this and the bylaw's update will require a 2/3rds vote of the homeowners.
- c) The Chair then gave an update regarding the building's water damage, to include units 208, 308 and the Community Room. Also within this update to the homeowners was a new insurance claim regarding Unit 206 for water drain damage.
- d) The Chair then gave a general insurance update, to include there are now two water claims, one for units 208 and 308, and one for Unit 206. The deductible for each claim is \$10,000. When these claims are settled, as previously stated, there will be a special assessment of the homeowners. This assessment has still yet to be determined.
- e) With all the water issues, the Chair gave an update regarding drain line maintenance, including the monthly use of the Bio-One drain product in all four and eight stacks, the regular scheduling of all-drain cleaning, and expectations of homeowners for keeping drain lines clean. Also included were estimated costs for water leak protectors, the pros and cons of same, and how these would be funded.
- f) An update was given regarding the possible installation of a Mini-Split heating and cooling system in Unit 208. This project is still on hold as there has not been a settlement of the water damage of this unit between the various insurance carriers.

Open Forum and Owner Comment Period:

Bill and Ann Bennett (Unit 303) again expressed an interest for their unit to be the test unit for the installation of the Mini-Split system(s), as their unit is currently experiencing issues with the HVAC system. The Chair indicated a decision could not be made as of this date. A proposed meeting between the board, the Bennetts and Bill's Heating and Cooling was suggested. Also discussed was a possible meeting with a mechanical engineer regarding a drainage system(s) for these units. More information will follow. Finally, Lincoln Bryant again volunteered to watch the chemical balance(s) of the pool on weekends.

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 8:20 p.m.

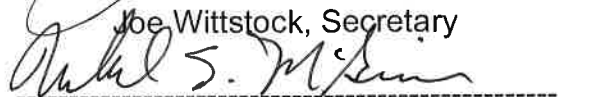
Next Board Meeting: Thursday, June 20, 2024.

APPROVED:

Dated 6/20/24

Date 6/20/24


Joe Wittstock, Secretary


Mike McGinnis, President