

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, June 20, 2024
Location: Community Room

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

Also present: Greg Cazzanigi, Community Manager.

Homeowners Present: Rhiannon Catlett (Unit 203), Jenna Ballestrino (Unit 501), Kay Zovanyi (Unit 507), Jerry Wagner (Unit 604), Joe Green (Unit 608), Cindy Algeo (Unit 703).

1. The regular HOA board meeting was called to order by the Chair on Thursday, June 2004 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. Immediate Action Items:

A motion was made by Lainey LaRue and seconded by Chris Ballestrino to accept the April 4, 2024 HOA meeting minutes. The vote was unanimous.

Mike and Greg gave the financial report, followed by a review of the bank statements and reconciliation of the current quarterly budget documents. A motion was made by Lainey LaRue and seconded by Chris Ballestrino 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:

Greg listed out the building's projects that have been done so far in calendar year 2024, which consist of the first floor, southside railing, including the security screen and exit door have all been repainted; the building's roof was inspected, and minor repairs were done; the 2024 Reserve Study has been completed and uploaded to the website on May 6; the outer lobby doors underwent maintenance and repairs; the Aiphone(s) have all be tested, and replaced if necessary in each unit; the possibility of drain line tracking sheets to record when lines are serviced. Greg then went on to point out projects that are in progress, which include the video feeds where needed to be restored; the outer-lobby call box to be upgraded; possible cleaning up of the Comcast cable lines on the north side of the building; and PSI's (previously General Fire) maintenance of the building's fire panel. And finally, Greg (and Mike) informed those present of anticipated projects to be done this summer and fall, which are the upper parking lot is to be seal coated and restriped; both garages will be swept clean; and the second floor north- and south-side railing systems to be repaired and repainted.

New and Other Business:

- a) Mike then gave an update on the CC& R Restatement plan as follows: The final draft is nearing completion and will need to be reviewed by an attorney. Following that copies of the Restatement will be sent to the owners for review, and then a question-and-answer meeting will be scheduled. A vote of the Membership will then take place. The goal is to have this done by the Annual HOA Meeting in October.
- b) The Chair then gave an update regarding the building's water damage claims, to include: The owner of Unit 208 has settled their claim; restoration having not been completed, is still out of the building; the owners of Unit 308 have returned; the owners of Unit 206 have settled their claim, and restoration has begun.
- c) The Chair then gave a general insurance update, to include the building has secured another year's worth of insurance, and going forward the deductible on any claim has increased from \$10,000 to \$25,000. Restoration of the Community Room has been completed. The special assessment of the homeowners regarding the two water claims has still yet to be determined. Rough numbers at this time are between \$300 and \$500.

Open Forum and Owner Comment Period:

Jerry Wagner (Unit 604) stated his position regarding Comcast, and inquired as to whether there was another company who could provide the same Internet service to the building. It was stated that T-Mobile is able to provide Internet-only service to the building. Rhiannon Catlett provided a name of Sling TV as an example of a company that could provide services on an as-needed basis. She also inquired about the building having an architectural committee, for which there is not such committee at this time. Jerry Wagner then brought up the suggestion regarding owners having additional insurance on their units for issues like water damage issues

Adjournment of the Meeting:

There being no further business to conduct, a motion was made by Lainey LaRue and seconded by Chris Ballestrino to adjourn the meeting. The meeting was adjourned at 8:07p.m.

Next Board Meeting: To be determined.

APPROVED:

Dated September 5, 2024 Joe Wittstock
Joe Wittstock, Secretary

Date Sept. 5, 2024 Mike McGinnis
Mike McGinnis, President