

700 Seventh Condominiums

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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, September 5, 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: Duane Fladland (Unit 208); Jenna Ballestrino (Unit 501); Jerry Wagner (Unit 604); Dallas Hawking (Unit 606); Joe Green (Unit 608); Cindy Algeo (Unit 703).

1. The regular HOA board meeting was called to order by the Chair on Thursday, September 5th at 7:05 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 June 2024 HOA meeting minutes. The vote was unanimous.

Bruce then 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 Joe Wittstock 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: Many of the projects scheduled over the spring and summertime are winding down. The pool season is coming to a close. Overall Greg felt the chemical/maintenance aspect was passable, with the exception of the chemical imbalance that happened in July. The pool's heater needs to be serviced. There was a common element leak between units 703 and 603. The building is due for its five-year standpipe inspection. An attorney(s) needs to review changes suggested in the CC&Rs so they can be put in final form for review by the owners. Randy's work on the building's bathroom fan pulley system continues. The hope is that servicing the stack fans will enable the overall system(s) to run faster and be more efficient. Sealcoating of the parking lot has been completed at a cost of \$2500 and done without funds from the Reserve Account being tapped. The Reserve Study site visit is approaching. There may be changes in what's listed as projects to be completed. Repayment of funds from the Special Assessment continues.

New and Other Business:

Jerry Wagner (Unit 604) expressed concern regarding the maintenance of water pipes that are located immediately out of sight (walls, ceilings, et cetera).

The Chair then gave an update on the CC& R Restatement plan. The final draft of this document is nearing completion, the last step being a review by counsel and a final draft created for owner review and acceptance. This task will not be accomplished by the Annual Meeting in October of 2024.

Discussion was had regarding the acceptance of the 2025 budget. The budget was approved.

The Chair gave an update of the recent building theft(s).

Finally, the Chair announced the Annual Homeowners Meeting will be held October 2, 2024

Open Forum and Owner Comment Period:

Dallas Hawkins (Unit 606) thanked the Board for the work it does for the HOA membership.


Adjournment of the Meeting:

There being no further business to conduct, a motion was made by Bruce Hunt and seconded by Lainey LaRue to adjourn the meeting. The vote was unanimous. The meeting was then adjourned at 8:04 p.m.

Next Board Meeting: November 21, 2024.

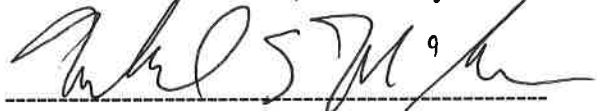
APPROVED:

Dated November 21, 2024



Joe Wittstock, Secretary

Date Nov. 21, 2024



Mike McGinnis, President