

700 Seventh Condominiums

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DRAFT 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, November 21, 2024

Location: Community Room

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

Also present: Greg Cazzanigi, Community Manager.

Homeowners Present: Robin Smith (Unit 104); Duane Fladland (Unit 208); Debbie Swain (Unit 401); Denny LaRue (Unit 506); Joe Green (Unit 608); Paul Wert (Unit 802).

1. The regular HOA board meeting was called to order by the Chair on Thursday, November 21, 2024 at 7:01 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 was present.

3. Immediate Action Items:

A motion was made by Bruce Hunt and seconded by Bob Boone to accept the November 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 Bob Boone 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: A major leak was detected in the water main that connects the building to Seventh Avenue. The leak was found to be in an area that is physically before the meter, which means there is no initial cost to the Association. Repairs are scheduled to commence December 2nd. The repair will mean that the building's water supply will be interrupted intermittently for short periods of time. Access to the G-2 garage will be limited during the daytime. A backflow device was installed, inspected and certified by the city. This device installation is required by code. The cost will be borne by the Association. Greg continues to inquire into grilling options, if any, for the community. Security lighting was updated on the south side of the building, supplying brighter lighting for the parking lot and surrounding areas. Two projects for the building are being considered: New main entrance doors, as the current doors are far past their life expectancy. The first bid was approximately \$3,500. More bids will be obtained. Because of the recent security breaches, there will be a change in the time the main entrance doors are locked in the evening. Greg will advise of that time. Finally, the pool heater is shot; its life expectancy was ten years – it's run for 18 years. Parts for repairs are difficult to find. The first bid obtained came in at \$7,500. Further bids will be obtained. Greg will advise the Board regarding this process.

Continuing Business:

The Chair reported that the first draft of the CC&R restatement having been sent to an attorney for review, that the goal now is to have the final draft completed and to the homeowners by May of 2025 for review and approval.

Having obtained building insurance, the Board will inquire into any alternatives with regard to grilling in the general area of the building.

The overall general cost regarding the excavation for the water leak may be between six and \$12,000.

Open Forum and Owner Comment Period:

Debbie Swain (Unit 401) inquired about heating and cooling alternatives to individual units.

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: January 30, 2025.

APPROVED:

Date 1-30-25



Mike McGinnis, President

Date 1-30-25



Joe Wittstock, Secretary