

700 Seventh Condominiums

Office (509) 838-3858 - Fax (509) 747-5088
700w7thcondos@gmail.com

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, January 30, 2025
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: Dale Hoisington (Unit 101); Rhiannon and Justin Catlett (Unit 203); Trudi Terrell (Unit 301); Debbie Swain (Unit 401); Denny LaRue (Unit 505); Kay Zovanyi (Unit 507); Jerry Wagner (Unit 604); Dallas Hawkins (Unit 606).

1. The regular HOA board meeting was called to order by the Chair on Thursday, January 30, 2025 at 7:06 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 Lainey LaRue and seconded by Bob Boone to accept the September and November 2024 HOA meeting minutes. The vote was unanimous.

Bruce Hunt 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 Lainey LaRue 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: All grills have been removed from various owner balconies. There are currently eight remaining grills on the premises. These will be removed when time permits. Greg is currently looking at alternatives for grilling in a common area (the pool). The office has been using an additive in certain units throughout the building to prevent general clogging in all units. This exercise has proved successful over the last 12 months, and will continue in the new year. Records are now being kept for any drain line issues throughout the building. New perimeter lighting has been installed to help prevent further break-in issues, along with shortening the time the main doors are open to the public. These doors have been serviced to operate more efficiently. The inner lobby door has had a film placed on its glass to further help with public access issues. The cold weather has prevented further work on the main drain line. The city required the addition of a check valve to prevent further water usage/issues. That valve installation cost roughly \$13,500. The office is still awaiting excavation costs for this project.

Continuing Business:

The Chair reported that the first draft of the CC&R restatement work continues. The goal remains to have this project wrapped up with a vote of the homeowners by the fall. A motion was then made by Bruce Hunt and seconded by Lainey LaRue regarding updating the house rules having to do with grilling practices throughout the premises. The vote was unanimous.

Open Forum and Owner Comment Period:

Jerry Wagner (Unit 604) presented an indoor grilling option to the board. Debbie Swain (Unit 401) suggested having an all-building presentation regarding general safety issues.

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 7:55 p.m.

Next Board Meeting: April 3, 2025. *May 8, 2025*

APPROVED:

Date *May 8, 2025* *Mike McGinnis*
Mike McGinnis, President

Date *May 8, 2025* *Joe Wittstock*
Joe Wittstock, Secretary