

700 Seventh Condominiums

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

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, July 24, 2025
Location: Community Room

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

Also present: Greg Cazzanigi, Community Manager.

Homeowners Present: Debbie Swayne (Unit 401); Christine Simmons (Unit 501); Kay Zovanyi (Unit 507); John and Deborah Roewe (Unit 603); Jerry Wagner (Unit 604); Joe Green (Unit 608); Cindy Algeo (Unit 703); Lincoln Bryant and Eileen O'Donnell (Unit 704); Tracey Lennemann (Unit 705); Christina and Eric Lundin (Unit 804).

1. The regular HOA board meeting was called to order by the Chair on Thursday, July 24, 2025 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 was present.

3. Immediate Action Items:

A motion was made by Bruce Hunt and seconded by Bob Boone to accept the May 2025 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 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: The bridge connecting the emergency exit door on the first floor leading to the main parking lot has had a concrete column and steel brace added to remove the weight off the building and shore up the bridge. The pool has had two major components replaced: The heater and the circulation pump. A new electrical panel (new breakers and GFCI outlets) was installed in the pool room. A vast majority of water main work has been completed. Some cleanup, including the upper parking lot and the G-2 driveway, will be done. There are a few projects to be completed by late summer/early fall; these include cleaning both parking garages, having the large tree next to the rock wall facing Seventh Avenue trimmed, along with the driveway hedge. The chain-link fence behind the Dumpster(s) will be replaced. In August the Reserve Study and on-site inspection will take place. There may be a few Reserve Study changes made at the time, to include refurbishing the iron railings (walkway and balcony) will be addressed, along with all

stack fans to be inspected and serviced more regularly. The cost of maintaining these two items listed has increased significantly over time. And finally, the 2026 budget work has begun, and will be presented in final form to the homeowners prior to the Annual Meeting in October.

New and Continuing Business:

With three security breaches of building in the last 18 months, Greg informed the members in attendance of the possible removal of the iron scrollwork on the first-floor walkway, along with installing an 'eyebrow' off the second-floor walkway. Both these proposed projects will help prevent individuals from scaling the building between the first and second floors, thus gaining building-wide access. There will be updated CC&R, Bylaws and Community Rules information coming shortly (the tentative meeting(s) schedule is August 28 and September 10, 2025.).

Owner Comment(s):

Debbie Swayne (Unit 401) asked for an update regarding the future remodeling of the Elevator Lobby and mailbox area. This project may begin as soon as 2026. Greg received a personal thank you from Kay Zovanyi for the long hours he has spent on the various projects so far this summer. And, once again, a discussion was had regarding owners not being in the pool area when their guests are, and the problems that can present. A suggestion/request was made to stop the practice of putting used potting soil and other debris behind the Dumpster(s). Finally, another reminder to those present to watch the garage door(s) when they enter and exit the building.

Adjournment of the Meeting:

There being no further business to conduct, a motion was made by Bruce Hunt and seconded by Bob Boone to adjourn the meeting. The vote was unanimous. The meeting concluded at 8:29 p.m.

Next Board Meeting: September 18, 2025.

APPROVED:

Date Sept. 24, 2025 Mike McGinnis
Mike McGinnis, President

Date September 24, 2025 Joe Wittstock
Joe Wittstock, Secretary