

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: Wednesday, September 24, 2025
Location: Community Room

Present: Mike McGinnis, President; Bruce Hunt, Treasurer; and Joe Wittstock, Secretary.
Also present: Greg Cazzanigi, Community Manager.
Homeowners Present: Christine Simmons (Unit 501); Kay Zovanyi (Unit 507); Jerry Wagner (Unit 604); Joe Green (Unit 608).

1. The regular HOA board meeting was called to order by the Chair on Wednesday, September 24, 2025 at 7:04 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 Mike McGinnis to accept the July 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 Mike McGinnis 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 water main work has been completed. Cleanup, including the upper parking lot and the G-2 driveway, was completed. The 'eyebrow' or 'lid' installation was completed on the 2nd floor walkway. Again, this is to help prevent anyone from accessing the 2nd floor from the ground level. The replacement of the Comcast television/internet cables starts next Monday, September 29. This process will be done over several weeks, with access to various owner units being required during this time. Finally, both garages have been cleaned. This process included some asphalt repair, as well as pothole filling and repair. The Reserve Study onsite inspection(s) was completed. This included a reserve specialist evaluating the condition of the physical plant and giving recommendations/suggestions regarding projects in the next three years. Greg also is working on ways to clear the driveway(s) and upper parking lot and sidewalk easier of snow and ice buildup this coming winter. Finally, the following are projects to be completed by the year's end: Servicing roof-top exhaust units with new belts, motors and fans; complete the annual fire alarm testing; cleaning up the grounds in late fall, including trimming lower branches on all trees within the property; finishing the replacement of internet/television cables throughout the building.

New and Continuing Business:

The Chair explained the CC&R Restatement vote process: Ballots will be sent out by September 26, with a return date of no later than October 17, 2025. A motion was made by Bruce Hunt and seconded by Joe Wittstock to approve the revisions to the CC&R Restatement Plan for a vote of the owners. The vote was unanimous. A motion was made by Bruce Hunt and seconded by Joe Wittstock to work on and decide how the waterline repair/replacement and backflow valve should be paid for (an assessment to the owners or taken from the Reserves). The vote was unanimous. A motion was made by Bruce Hunt and seconded by Mike McGinnis to approve the 2026 Annual Budget Draft for presentment at the Annual Owners Meeting. A motion was made by Bruce Hunt and seconded by Joe Wittstock to approve the 2025 Annual Owners Meeting date of October 22, 2025. The vote was unanimous. And finally, a motion was made by Mike McGinnis and seconded by Joe Wittstock to begin the recruitment and replacement of the vacating board positions.

Owner Comment(s):

Joe Greene (Unit 608) suggested the board keep in mind future discussion(s) regarding the placement of solar panels on the building's roof for the potential of saving all owners on the cost(s) of rising power prices.

Adjournment of the Meeting:

There being no further business to conduct, a motion was made by Bruce Hunt and seconded by Joe Wittstock to adjourn the meeting. The vote was unanimous. The meeting concluded at 7:55 p.m.

Next Board Meeting: January 15, 2026.

APPROVED:

Date January 15, 2026



Mike McGinnis, Imm. Past President

Date January 15, 2026



Joe Wittstock, Secretary