

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, April 16, 2026

Location: Community Room

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

Also present: Greg Cazzanigi, Community Manager.

Homeowners Present: Robin Smith (Unit 104); Greg Flibbert and Mirium Berkman (Unit 206); Michelle Eggers (Unit 302) Anita Walsh (Unit 403); Christine Simmons (Unit 501); Denny LaRue (Unit 505); Kay Zovanyi (Unit 507); Jerry Wagner (Unit 604); Joe Green (Unit 608); Cindy Algeo (Unit 703); Mike McGuinness (Unit 805).

Consent Agenda:

1. The regular HOA board meeting was called to order by the Chair on Thursday, April 16, 2026 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 Lainey LaRue and seconded by Bob Boone to accept the January 15, 2026 HOA meeting minutes. The vote was unanimous.

Bob Boone 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: Each floor has two fire hoses; one on each end of the building. Six of these hoses were replaced, as they were past their safe usage time of five years. Greg reminded those present that the drains on the 4th and 8th floors are treated with BioOne every third week (Wednesday) of the month between the hours of 11:00 a.m. and noon. In addition to this, the 1st and 2nd floor drains will be snaked twice annually. These drain practices are done simply as preventative maintenance measures. A questionnaire regarding which type of water shut-off valve (ball or gate) may be located in all units is almost completed. This idea was undertaken to make sure all units have updated water shut-off valves in the very near future. Some units still have the original water shut-off valves, which are now 53 years old. A parking space directory was created to inform building occupants which parking space(s) belong to which unit(s). This directory can be found in each garage elevator lobby on the bulletin board. Repainting of the building's rail systems (south and north) will start April 20. The 2nd and 3rd floor railings will be repainted first. As estimate regarding repaving of the garage(s) decks (parking spaces on the north side of building garages) should be complete the week of April 20th. All fans on the rooftop have been

garage driveways will be done separately. A request has been made again with regard to keeping dogs off both lawns surrounding the upper parking lot. This request is most important regarding the lawn at the main entrance of the building. It's a matter of first-impression appearance(s) regarding this community. Spring is here, and summer is quickly approaching. Greg asked those present to be mindful of these seasons especially regarding opening slider doors and front windows. The building has a 'quiet time' from 10:00 p.m. to 7:00 a.m. daily. Respecting this time is important to all occupants of the building. Lowering voices, along with turning down sound systems, not running small appliances (coffee grinders, garbage disposals, et cetera.). The parking lot is for our guests, delivery and contracting persons doing business at the building. Guest vehicle permits can be obtained by contacting the office directly. These permits are important for the identification of vehicles parked in the parking lot overnight. And finally, Greg reminded those present to please watch the garage door(s), either when returning to or leaving the building. The G-1 door is especially a concern because of its proximity to the trash and recycle Dumpsters, and the ease of hiding behind them.

Continuing Business:

Two items: Greg gave a quick update regarding the package room. This area should be available for use as soon as the week of April 20. Following the Package Room being opened, Phase II (new mailboxes that are compliant with USPO regulations) will begin. Editing of the Community Rules has been completed and uploaded to the 700 West Seventh website.

New and other Business:

The Chair announced that the building's insurance broker will be cancelling the building's insurance policy, as the current insurance company will no longer be providing condominium insurance across the state of Washington. This will go into effect in June. A new carrier search is being conducted as of the time of this writing.

Open Forum and Owner Comment Period:

An open discussion was held by those in attendance regarding the following: Making sure the stairwell doors latch when passing through them (Michelle Eggers – Unit 302); when leaving the garages and/or the lobby areas, to make sure you are not followed into the building or the garages by people you don't recognize; don't hesitate to ask who they are (Joe Green – Unit 608); the overall security of the entire complex, and what to watch for, especially as the neighborhood changes; very complimentary regarding the appearance of the grounds around the building (Mike McGuinness – Unit 805); packages being left in the Front Lobby, and on the sidewalk outside of the building (Mirium Berkman – Unit 205); what improvements could look like with regard to leaving the premises from the parking lot or the garage(s) driveway – trimming bushes, lowering any of the remaining rock pillars, adding a mirror system to see approaching traffic on Seventh Avenue, a light warning device for pedestrians on the sidewalk adjoining Seventh Avenue. And finally, how to properly clean the balconies and avoid problems with occupants below your unit (Christine Simmons – Unit 501.)

Adjournment of the Meeting:

There being no further business to conduct, a motion was made by Joe Wittstock and seconded by Bob Boone to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:47 p.m.

Next Board Meeting: July 16, 2026.

APPROVED:

Date 7/16/26 B Hunt
Bruce Hunt, President

Date July 16 2026 Joe Wittstock
Joe Wittstock, Secretary

Executive Working Session:

No voting takes place during this closed-door meeting.

 The Board of Directors did not meet in Executive Session.

 X The Board of Directors met in Executive Session regarding the following item(s):
(6:30 to 6:45 p.m.)

1. Discussion regarding the Board's president position, which will expire in October of 2026.
2. Discussion regarding anyone having a possible contact with the City of Spokane's road department to inquire about resurfacing Seventh Avenue between Lincoln and Washington streets.
3. A motion was made by Bob Boone and seconded by Lainey LaRue to accept the minutes from a special Board Meeting held Wednesday March 18, 2026. The vote was unanimous.