

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 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: Mirium Berkman (Unit 206); Michelle Eggers (Unit 302) Anita Walsh (Unit 403); Christine Simmons (Unit 501); Kay Zovanyi (Unit 507); John and Deborah Roewe (Unit 603); Jerry Wagner (Unit 604); Joe Green (Unit 608); Randy and Janet Swenland (Unit 801).

Consent Agenda:

1. The regular HOA board meeting was called to order by the Chair on Thursday, July 16, 2026 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 Lainey LaRue and seconded by Bob Boone to accept the April 16, 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 Lainey LaRue and seconded by Joe Wittstock 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) The Package Room construction has been completed. Within this project included the following: The Mail Room has been reconfigured, which included the addition of a storage deck for additional space within the Mail Room; the Elevator Lobby has been decluttered, the walls have been patched, sanded and repainted. This area is now ready for new mailboxes to be installed, which will bring the building in compliance with USPO standards for the collection and distribution of mail within the building.

b) The audit for calendar year 2025. The bookkeeper is prepared to complete the second-quarter taxes and make recommended joint entries from the audit.

c) Two trees were removed: The poplar on the east side of the building, and a tree and stump were removed from behind the garbage and recycle Dumpsters, also on the east side of the building. The tree and stump removal cost will be split with the Park Terrace Condominium Association.

d) Projects in process include the following: On each floor walkway the entry lights to each unit were cleaned and fitted with uniform lighting; each unit's south-facing window ledges were

cleaned; walkway railings on floors 5 through 8 are nearly prepped for new paint. These tasks will be done two floors at a time with the help of the cleaning crew. The elevator lobbies for floors 2 and 3 have been patched and prepped for painting. This project will include new lighting.

e) The homeless camps directly north and west of the building persist. Deaconess Multi-Care Hospital has cleaned out this area, which include removing garbage, trimming and limbing trees, and rebuilding the rock wall on the south side of Sixth Avenue, which belongs to the hospital. The Association has hired a company that directly services these type problems. They have removed two encampments in the last month. Each removal incident costs about \$200.

e) There are several pending projects to be accomplished in the last half of calendar year 2026. They include the following: Installing what is referred to as a light curtain for the G-2 entry door to prevent the door from striking approaching or departing vehicles. The speed of the garage door will be shortened to assist in preventing unauthorized people into the garage area. Lastly, correcting the door's bulkhead to stop the vibration from the opener up through the bulkhead. Seal coating of the driveway(s) should occur late summer. Greg will arrange for parking through the hospital when each driveway is resealed. The coating of the Community Room's two decks will also be done in late summer. This is required to protect the garage areas, which includes the continued spalling of the concrete in those areas.

f) The month of August is when the preparation of the budget for calendar year 2027 will take place. The budget will be proposed at the next Association meeting to be held Thursday September 17, 2026. During this time includes the preparation of the annual Reserve Study. Last year the site visit was done of the grounds and the building. This will lessen the preparation time for next year's study.

Continuing Business:

Two items: Greg announced the property insurance was renewed effective June 1, 2026, with new carrier(s). He then gave an update regarding the unauthorized entry of the G-2 garage, including the Board-implemented recommendations regarding same.

Board Action Item(s):

The Chair then went over a proposed elevator contract from Vertical Options. After discussion of the three available options offered regarding continued maintenance, et cetera, a motion was made by Bruce Hunt and seconded by Bob Boone to select an option and vote to accept the new contract. The 'No Hassle Plan' (Option No. 1) was selected by the Board to continue in place. The vote was unanimous.

New and other Business and Owner Comment Period:

The Chair then went over the revised governing documents regarding compliance with RCW 64.90.510 CC&R (7.2) regarding the subject of displaying various flags on the premises, and RCW 64.90.510 CC&R (7.3) regarding political signage on the premises (with Board approval). This was followed by a comment regarding uniformity of possible signage.

Open Forum and Owner Comment Period:

There was a hearty 'thank you' to the Board regarding the removal of the poplar tree on the east end of the building. There was recognition and thanks given to those individual(s) who care for the vegetables and flowers around the grounds, followed by a conversation regarding a 'proper' way to clean individual unit balconies. And finally, the subject of key usage and additional fobs, the moving of fob readers, was had, and clarification given on these subjects. The Chair then announced the terms of service of the Board of Directors, including expiration date(s) for each position being served.

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 7:50 p.m.

Next Board Meeting: September 17, 2026.

APPROVED:

Date 9/17/26 Bruce Hunt
Bruce Hunt, President

Date September 17, 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):
(6:15 to 6:49 p.m.)

1. The Chair went over the meeting agenda, which included the following: The quarterly financial report; the building's insurance and the comparison of same; the proposed elevator contract from Vertical Options, and the three options regarding their coverage; the addition of G-1 and G-2 signage regarding security and garage door(s) protocol. And finally, a letter received from Bill and Ann Bennett (Unit 303) regarding noise complaint(s) and the remediation of same.