

Minutes
The Tate HOA Board of Directors Meeting
September 21, 2023

Board of Directors Present: John Fisher, Chair; Meredith Compton, Vice Chair; Lauren Dame, Treasurer; Dean Kortge, Chair Emeritus; Mark Hudson, Secretary

A quorum of the Board was present.

BMC Management Present: Diane Sollinger

Homeowners and Guests Present: Joan Chinitz, Joel Chinitz, William Craig, Zeca Drouin, Diana Gardener, Hallis, Cherry Hamaker, Joan Hudson, Carolyn Kortge, Jim Maxwell, Mary O'Kief, Laura Parrish, Nancy Piccioni, Jim Weston

Call to Order: The Meeting was called to order, via Zoom Video Conferencing, by John Fisher, Chair, at 4:00 p.m.

Approval of Meeting Minutes: Minutes for the Regular Meeting dated 07/20/2023 and the Special Meeting dated 08/30/2023 were approved as written.

Board Chair's Report: No report was given at this time.

Board Treasurer's Report: Balances as of 08/31/2023

Operating Funds (Checking Account at Summit Bank)	\$21,946.08
Capital Asset Acquisition Fund (MM account at OCCU)	\$29,287.75
Replacement Reserve Funds ("allocated")	\$1,119,682.34
Total Reserves:	\$1,148,970.09

Committee Reports:

Asset Investment Committee by Joan Hudson, Chair; Social Committee by Mary O'Kief, Co-Chair; Art Committee by Diana Gardener, Member; Landscape Committee, Carolyn Kortge, Chair; Insurance Committee, Dean Kortge, Chair; Budget Committee, Hallis, Chair

Committee Reports submitted in writing to the Board of Directors may be viewed on The Tate Website <https://thetateeugene.com/>.

New Action by the BOD:

1. A motion was made to accept the "revised" proposal from PRC to repair and refinish the top surfaces of balconies located at Units #202, #302 and #308. The Motion was seconded, discussed and adopted unanimously by the Board with the understanding that this proposal is still an estimate and that there are some details to be evaluated with respect to the best way to access the balconies using a lift as well as the protection of individual Homeowners' and HOA property during the project.

2. A motion was made to ask The Tate Rules and Regulations Committee to address the HOA's concern with respect to admitting and charging Electric Bikes and Scooters within The Tate living and parking facilities. This motion was made with the aim of developing a policy which acknowledges these concerns as soon as possible. The motion was seconded, discussed and adopted unanimously by the Board.

3. A motion was made to approve The Tate Asset Investment Policy as submitted by The Tate Asset Investment Committee. The motion was seconded, discussed and adopted unanimously by the Board.

4. A motion was made to ask The Tate Signage Committee to reconvene in order to make new recommendations for the posting of "No Trespassing" signage on The Tate property as per the Eugene Police Department's advice and requirements. The motion was seconded, discussed and adopted unanimously by the Board.

5. A motion was made to accept the Time and Materials Window Exterior Caulking Proposal by Saylor Painting Company for the maintenance of the fixed window panels in the Tate's West and South facing living units. The motion was seconded, discussed and adopted unanimously by the Board.

6. A motion was made, as per the AIC's recommendations, to reinvest the HOA's Reserve Funds as follows: move \$25,000 from its NWCU MM account into its Summit Bank MM account; roll over its maturing (09/12/2023) WaFd CD into a 3 month 4.85 % CD and roll over its maturing (10/03/2023) SELCO CD into an 18 month 5.52% CD. The motion was seconded, discussed and adopted unanimously by the Board.

7. John Fisher, Chair, asked Jim Weston to reinvestigate the likely benefits and costs associated with the installation of solar energy collection systems at The Tate.

Meeting Adjourned: The meeting was adjourned by John Fisher, Chair, at 5:12 p.m.

Next Meeting: The next regular BOD/HOA meeting will be held Via Zoom Video Conferencing on October 19, 2023 at 4:00 p.m.

Respectfully Submitted,

Mark Hudson
Secretary

Insurance Committee Report Sept 21 2023

One insurance claim, for damage to the internal a/c in 201 has been settled.
The damage to 505 due to the toilet overflow is being assessed and the repair is waiting until Ginger is located in a memory facility

Building Committee Report Sept 21, 2023

Building committee report:

Project Clang was successful though there are some clinks on one plate at times. We will chalk mark the driveway again in October.'Project Who Goes There as asked the Board to consider funding a newentr y control system. Window and cement contracts are peneding. Work on updating the Emergency procedures hss begun,

David Kolb
Chair

TO: Tate Condominium Board of Directors

FROM: AIC Committee Report Respectfully Submitted, Joan Hudson Chair
Don Doerr, Christine Sauer, Lauren Dame, Joan Hudson (Chair)

SUBJECT: Asset Investment Committee (AIC) Report
September 21, 2023

Balances as of August 31, 2023

Savings and Money Market Accounts	\$129,156.77 (Interest \$159.51)
CDs with 2023 Maturities	\$246,194.68
CDs with 2024 Maturities	\$744,310.67
Total Interest CD 2023/2024	(interest \$1,664.40)

Total TCDs Investments \$990,505.35

Up \$11,684.40 from July Report includes new 10K Vanguard CD

Reserve Replacement \$1,119,682.34

Asset Acquisition Fund \$29,287.75

Balances per Institution

Oregon Community Credit Union	\$205,626.06
Washington Federal	\$144,778.95
SELCO	\$239,194.30
Northwest Community Credit Union	\$248,200.87
U.S. Bank	\$210,928.57
Summit Bank	\$89,475.70
Vanguard	\$10,021.54

Total 8/31/2023 \$1,148,970.09

All balances must remain below \$250,000 per institution and be FDIC insured.

RECOMMENDATIONS:

Move \$20,000 from NWCU (current balance \$248,200.87) to Summit brings balance at NWCU to \$228,200.87 and Summit balance to \$109,475.70. As an option AIC is open to moving the \$20,000 to a Vanguard cash account (Interest as of 9/12/23, 3.7%) provided the account is FDIC insured.

2 maturing CDs

09/21/23 WaFd \$85,000, interest not included , be rolled over into new CD for 3 months 4.85%

10/03/23 Selco \$84,396.23 rolled over into new CD for 18 months tier 2 reward at 5.52%.

Landscape Task Force Report – Tate HOA Board of Directors
September 20, 2023

1. Changes of Task Force leadership and responsibilities:

Jim Maxwell has stepped down as chair of the Task Force and has agreed to continue as consultant emeritus, an essential resource to the committee.

Marge Vinolus retired earlier this year as chair of Terrace Landscape, another loss to the landscape resources at the Tate.

These leadership changes have resulted in a merger of terrace and ground level landscape supervision in one committee.

Chaired now by Carolyn Kortge.

Participants Diana Gardener, Hallis and William Craig

2. New ceramic pots on terrace, donated by Robert Davis, have generated rearrangement and replantings. Changes currently in process.
3. No information or update on timing of locked gate that we have been told will be installed at alley entrance to four-plex just south of Tate entry drive.

Submitted by Carolyn Kortge. Sept 20, 2023

Art Committee Report
September, 2023

The current show, "Whimsy" (Art at the Tate), will come down September 27. Thank you to the 17 residents who participated. The show has received rave reviews from viewers living in the building as well as guests. Residents are asked to collect their art from the Gallery anytime convenient time on Wednesday, September 27.

The next exhibit with Erika Beyer will go up September 29. She has an undergraduate degree in geology and graduate degrees in scientific illustration and architecture. The inspiration for many of Erika's illustrations comes from observing plants and animals near her home or while abroad. A reception for Erika will be held Sunday, October 8, 4:00 – 6:00.

The focus of the Committee at this time is on the 2024 Calendar. Residents are encouraged to make recommendations for artists they would like to have considered for an exhibit.