

Minutes

The Tate HOA Board of Directors Meeting

May 18, 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, Don Doerr, Zeca Drouin, Diana Gardener, Hallis, Cherry Hamacker, Joan Hudson, Carolyn Kortge, Jim Maxwell, Nicki Maxwell, Sherrill Kirchhoff, David Kolb, Carol Lavery, Anne Niemiec, Rose Nestor, Mary O'Kief, Nancy Piccioni, Marion Sweeney

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 Special Meetings dated 02/02/2023, 02/20/2023, 03/27/2023 and the Regular Meeting dated 03/16/2023 were approved as written.

Board Chair's Report: David Kolb was appointed Chair of the Building Committee.

Board Treasurer's Report: The Tate's Fund Balances, as of April 30, 2023, were given.

Operating Funds: \$11,662.51

Capital Asset Acquisition Funds: \$26,460.42

Total Replacement Reserves Funds: \$1,095,039.71 (including the Asset Acquisition Funds)

Committee Reports: Joan Hudson, Chair, Asset Investment Committee; David Kolb, Chair, Building Committee; Mary O'kief, Co-Chair, Social Committee; Nicki Maxwell, Art Committee; Carolyn Kortge, Co-Chair, Landscape Committee; Dean Kortge, Chair, Insurance Committee; Hallis, Chair, Budget Committee; Mark Hudson, Chair, Replacement Reserve Committee. Written Committee Chair

Committee Reports submitted in writing to the Board of Directors may be viewed on <https://thetateeugene.com/> along with transcriptions of orally presented reports given during the meeting.

Board Motions and Actions: A motion was made by Dean Kortge to permit storage of the Tate Poker Group's table and equipment in the Tate's garage. The motion was seconded by John Fisher, discussed and adopted unanimously.

Meeting Adjourned: The meeting was adjourned by John Fisher, Chair, at 4:54 p.m.

Next Meeting: Via Zoom Video Conferencing, on June 15, 2023 at 4:00 p.m.

Respectfully Submitted,

Mark Hudson, Secretary

Committee Reports

The Tate HOA Board of Directors Meeting

05/18/2023

Asset Investment Committee: Joan Hudson, Chair

TO: Tate Condominium Board of Directors
FROM: AIC Committee
Don Doerr, Diana Gardener, Christine Sauer, Lauren Dame, Joan Hudson (Chair)
SUBJECT: Asset Investment Committee (AIC) Report
April 30, 2023

Balances as of April 30, 2023

Savings and Money Market Accounts	\$211,004.17
CDs with 2023 Maturities	\$159,691.09
CDs with 2024 Maturities	\$724,344.43
Total (04/30/2023)	\$884,035.52

Reserve Replacement \$1,095,039.71

Asset Acquisition Fund \$26,460.42

Balances per Institution

Oregon Community Credit Union	\$176,389.08
Washington Federal	\$59,277.24
SELCO	\$236,769.85
Northwest Community Credit Union	\$244,533.25
U.S. Bank	\$208,759.39
Summit Bank	\$169,310.90
Total (4/30/2023)	\$1,095,039.71

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

Planning

A recommendation has been sent to the BOD regarding guidelines for the distribution of the Asset Acquisition Fund. The guidelines are designed to clearly state how these funds can be requested, approved, and spent.

Investment Recommendations

The AIC recommends investing \$75,000 in a short term high interest CD with Washington Federal this May 2023. Our accounts in Washington Federal will not exceed the FDIC insured \$250,000 with this deposit of \$75,000. If approved, this will leave \$162,464.59 in the money market accounts until October 2023 when a CD with a current value of \$83,775.89 matures. This will bring the money market accounts back to \$246,240.48 maintaining the recommended 20% of Reserves in our money market accounts.

Recommendation 1: Invest \$75,000 from Summit Bank into a CD at Washington Federal for 4-5 months at 4.88/5.00%.

Recommendation 2: Place the Asset Acquisition Funds in a high yield savings account with CiT Bank Platinum at 4.85% (current rate). This places the Asset Acquisitions Funds in a new bank and frees up Summit Bank for additional deposits.

Respectfully Submitted,

Joan Hudson, Chair

(This is the Committee Chair's Written Report as submitted to the BOD prior to the meeting.)

Building Committee: David Kolb, Chair

The Tate building committee is being reconstructed. Our plan is to have a small group that meets monthly to triage requests and complaints and send them along to Bennett or elsewhere, plus a larger group that can be called when needed for policy decisions and supervising larger ongoing projects. If you would be interested in joining the group in either of these two capacities please contact David Kolb at davkolb@gmail.com.

We're trying to create a central location that will gather up complaints, requests, and questions about about the physical structure of the building or the way it is used. Things that should be fixed or improved, or things that you think should be stopped or abandoned. Send your items to David Kolb at davkolb@gmail.com.

David K

(This is the Committee Chair's Written Report as submitted to the BOD prior to the meeting.)

Social Committee: Ginger Fifield, Chair; Mary O’Kief, Co-chair

Mary announced that she is updating the HOA members’ email addresses and telephone numbers. She asked who is responsible for the “Tate Group” collective email address — it was suggested that Robert Davis might have composed this collective email address. There was discussion with respect to the various sources of members’ email address and telephone numbers in play at this time and how access to this information may be simplified and clarified — the new website initiated by Nicki Maxwell would appear to be an excellent instrument for keeping and updating this information.

“Friday at Five” will be held as usual on May 19 and June 16; however, there will be no Friday at 5 in July, instead there will be an Ice Cream Social to be announced for the 4th of July. The Committee is initiating a welcome contact for new residents. A Social Committee Representative will be designated to assist with their settling into The Tate Community.

(This is the Committee Chair’s Oral Report to the BOD as transcribed during the meeting.)

Art Committee: Nicki Maxwell, Chair

Nicki announced the next scheduled exhibit beginning on May 19, 2023 and referred the meeting attendees to Carolyn Kortge’s email below:

Amy Isler Gibson
Laurel Fisher Gallery - May 19-June 28

An artist looks at the Penal System in light of her Brother’s Imprisonment

Art invites us to open our eyes—sometimes to beauty, sometimes to amazement, sometimes to dismay. It expands how we see the world. This month, the Tate Art Committee welcomes an exhibit that pushes us to explore new ways of viewing art.

Eugene artist Amy Isler Gibson asks us to view the US penal system through the lens of a grieving sister. When her brother was incarcerated for white collar crime, Gibson witnessed the impact on an entire family. She responded with artistic passion. This exhibit, “Under the Net,” emerged as the thesis for her 2022 Master of Fine Arts degree at Pacific Northwest College of Art, Portland.

In an assemblage of work that includes sculpture, painting, photography, ceramics, electronics and woodworking, she stretches us beyond the conventional formats of an art exhibit. In this artistic effort, she seeks to pierce the anonymity of imprisonment that blunts hopes, identities, and struggles of the imprisoned and their extended families. She describes the project as a call for empathy, mercy, justice and respect.

Artist Reception: 4—6 pm Sunday, May 21, 2023, Laurel Fisher Gallery.

Please bring your questions, curiosity and appreciation to a gathering with the artist.

(This is the Committee Chair’s Oral Report to the BOD as transcribed during the meeting.)

Landscape Committee: Jim Maxwell, Chair; Carolyn Kortge, Co-Chair

Tate Landscape Task Force: Report to HOA Board of Directors, May 2023

1. Worth noticing: The flourishing plants in the Entry Garden, including an outstanding season of blooms on the dogwood. These trees do have cycles and we are witnessing a very good one.
2. Also, roses on the front strip have loved the warm weather and we will be seeing blooms soon. Gentle Anderson, landscape supervisor for Bennett, pruned the plants back hard this winter and they are responding with vigor.
3. We're noticing a lighter bloom on the blueberry bushes this spring, than last year. Again, this seems to be a matter of plant cycles in regard to productivity. You've also noticed the tape around the blueberry plants. This fencing was installed to protect plants from the alley traffic that continues to travel through Tate property to Olive Street.
4. Speaking of alley traffic and pedestrians coming on Tate property from the south, this has become an issue of building security and raises questions of installing fencing on the south border of Tate property. It has been our understanding that the builder of the neighboring four-plex intends to install a locked gate at the back of the four-plex, closing off open access to the property from the alley. To do this, they will need to install a short extension to the Tate fence now in place in the southeast corner.

It's the opinion of the Landscape Task Force that any consideration of additional fencing on the south border should wait until we see what is done on the neighboring property. Diane Sollinger has offered to contact the owner or contractor to seek information about when the promised gate is to be installed.

If it is decided that further extension of fencing on the Tate's south border would be a significant security improvement, this action should be handled by the Tate Building Committee rather than the Landscape Task Force.

Submitted by Carolyn Kortge
May 18, 2023

(This is the Committee Co-Chair's Written Report as submitted to the BOD prior to the meeting.)

Second Floor Terrace Garden Committee: Marge Vinolus, Chair

There was no Committee Chair's Report given for this meeting.

Insurance Committee: Dean Kortge, Chair

The Insurance Committee met and here is our report

1) we reviewed the liability policy and agreed we should maintain the current coverage with the existing coverage with:

...the current deductible of \$1,000 which is very low

...the current coverage which covers us "from the studs in", which means

That each homeowner only has to insure our individual unit for only our Individual personal property, art, collectibles, and removable fixtures

2) we reviewed the Directors and Officers E and O coverage and agreed weshould maintain that coverage

3) we reviewed the Earthquake coverage which has a current deductible of5%, and agreed that we should maintain that coverage

(This is the Committee Chair's Written Report as submitted to the BOD prior to the meeting.)

Budget Committee: Hallis, Chair

Hallis offered that there is an Operating Budget deficit as a result of the late date of the annual insurance premium invoice which cannot be acted upon until early in January.

(Committee Chair's Oral Report to the BOD as transcribed during the meeting)

Replacement Reserve Committee: Mark Hudson, Chair

May 18, 2023

Reserve Replacement Committee Report

In Year 2023, Replacement and Repair work requiring Reserve Funds will likely include:

1. Painting and sealing all cantilevered balconies
2. Concrete repair of designated cantilevered balconies
3. Modification of the bolting of designated balcony guardrails
4. Ongoing work to remediate water intrusion at designated windows
5. Correcting drainage and resurfacing balconies at units 202, 302 and 308

Diane Sollinger will send all Committee Members a copy of BMC's current checklist and schedule for attention to the maintenance of The Tate. The Committee will study and recommend how this information should be uniformly conveyed to all HOA Members.

There has been discussion, by the Committee, with respect to the merit of increasing the \$1,000 threshold given in the 2023 Maintenance Plan and Reserve Study — the matter will be given further consideration by the Committee. Also, concerns with respect to the overall security of the building, and the safety of its residents and guests, have been expressed within the Committee and will be addressed with further study and discussion.

Respectfully submitted,

Mark Hudson

(This is the Committee Chair's Written Report as submitted to the BOD prior to the meeting.)