

The Tate HOA/BOD Special Meeting
April 01, 2024
Minutes

Board of Directors Present: Nicki Maxwell, Chair; John Fisher, Vice Chair; Lauren Dame, Treasurer; Mark Hudson, Secretary

BMC Managers Present: Diane Sollinger

Residents and Guests Present: William Craig, Diana Gardener, Joan Hudson, Carolyn Kranzler, Len Lewandowski, Lynn McDonald, Jim Maxwell, Mary O'kief, Rose Nestor, Laura Parrish, Lew Powell, Jean Tate, Marge Vinolus, Jim Weston

Call to Order: The Special Meeting was called to order by Nicki Maxwell, Chair, at 2:00 p.m. via Zoom Video Conferencing.

Chair's Report: The Board has received the resignation of John Fisher from the Tate HOA Board of Directors. John has accepted a request by the staff at Lane County Victims Services to take on case management responsibilities adding hours to his workload there. Fortunately, John will continue involvement with the Maintenance Plan Reserve Study Committee where his advice and actions have been invaluable to the HOA. In addition to that he is pursuing the creation of a Document Archive that will be an accessible as well as a serviceable tool to the HOA Board and Committee members. On behalf of the entire Board and the Tate community, thank you John Fisher. Is there a motion from the Board to accept John's resignation?

Subsequently, Rose Nestor has volunteered to serve the remainder of John's term on the Board which goes through the end of 2024. Is there a motion from the Board to approve Rose Nestor to replace John Fisher on the Board of Directors? Thank you Rose.

Nicki Maxwell, Board Chair

Motions per the Chair's Report

1. A motion was made to accept John Fisher's resignation. The motion was seconded, discussed and adopted unanimously by the Board Directors present.
2. A motion was made to approve Rose Nestor to replace John Fisher on the Board of Directors. The motion was seconded, discussed and adopted unanimously by the Board Directors present.

Motions per the New Business

1. A motion was made to approve the hose bib installation to serve the limited common property terrace adjacent to Unit 208. The motion was seconded, discussed and adopted unanimously by the Board Directors present. Note: For the record, this was a housekeeping measure involving Board approval of the proposal written by the owners and residents of Unit 208. The proposal had been

reviewed and approved by the Tate Building Committee; however, it was not included in the agenda of the Regular HOA/BOD Meeting held on March 21, 2024.

2. A motion was made to accept a design solution proposal, submitted by John Fisher, for a water intrusion kit to be installed in the 4th floor trash room. The motion was seconded, discussed and, with one(1) abstention, adopted with a consensus of votes by the remaining three(3) Board Directors present. Note: At the request of the Board Chair, and following additional Board discussion, there was a consensus of agreement by three(3) voting Board Directors present to suspend this adopted motion to make room for further development of the water intrusion kit approach and design solution.

3. A motion was made to accept the \$1,218 service repair quotation by INNOVATIVE AIR, INC to replace a roof exhaust fan (EF-12), which has a faulty fan motor, with a new Dayton of the same type and size of the existing exhaust fan. The motion was seconded, discussed and adopted unanimously by the Board Directors present.

4. A motion was made to accept a \$4,800 bid proposal by CONSER FORENSICS to make an assessment of the Tate's plumbing system. The motion was seconded, discussed and not adopted. The Tate Building Committee will deliberate further with respect to the total scope of the project.

5. A motion was made to approve a BMC work order to remove the moss from the 2nd floor West Terrace for a fee of approximately \$2,000. The motion was seconded, discussed and adopted unanimously by the Board Directors present.

6. A motion was made to approve the \$1,630 bid proposal for the replacement of a BRIVO entry access panel which governs several FOB entry access points in the building. The motion was seconded, discussed and adopted unanimously by the Board Directors present.

Announcement: Nicki Maxwell reminded the Board that the Tate's policy governing the distribution of elevator keys is being rewritten to clarify that these keys will be obtained from designated holders, in-house, and not from BMC. The Board was also asked to remind residents that the new Tate move-in policy states that BMC is solely responsible for installing and removing the elevator protection pads during all moves into and out of the building. Following the initial complete move into their units, owners and residents should hang and remove the elevator protection pads during all subsequent unit remodeling work and/or transfer of large items including appliances and furniture. Elevator pads are to be put up just before a move and taken down right after a move.

Meeting Adjourned: The Meeting was adjourned by Nicki Maxwell, Chair, at approximately 3:20 p.m.

Next Meeting: The next Tate HOA Board of Directors Meeting will be held in person in the Laurel Fisher Gallery and via Zoom Video Conferencing on April 18, 2024 at 4:00 p.m.

Respectfully Submitted,

Mark Hudson
Secretary