

The Tate HOA Board of Directors Meeting
April 18, 2024
Minutes

Board of Directors Present:

Nicki Maxwell, Chair; Lauren Dame, Treasurer; Meredith Compton, Member at Large **attended via Zoom**; Rose Nestor, Advisor to the Board; Mark Hudson, Secretary

A Quorum of the Board was present.

BMC Management Present:

Diane Sollinger

Homeowners and Guests Present:

Laurel Fisher Gallery — William Craig, Frances Drouin, David Kolb, Dean Kortge, Carolyn Kranzler, Jim Maxwell, Anne Niemieć, Mary O’Kief, Laura Parrish, Margo Savell, Jean Tate, Marge Vinolus, Jim Weston

Via Zoom — Diana Gardener, John Fisher, Hallis, Joan Hudson, Byoung Jun, Carolyn Kortge, Lynn McDonald, Sophia Malkasian, John O’Kief, Judson Parsons, Locey Pfeifer, Nancy Picionni, Lew Powell

Call to Order:

The Meeting was called to order by Nicki Maxwell, Chair, in the Laurel Fisher Gallery and Via Zoom Video Conferencing at 4:00 p.m.

Approval of Meeting Minutes:

Minutes for the March 21, 2024 Regular HOA/BOD Meeting and the April 01, 2024 Special HOA/BOD Meeting were approved as written.

Motion to Rescind an adopted motion which had been subsequently suspended on April 01, 2024:

At the April 01, 2024 Special HOA/BOD Meeting, 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.

Today, at the April 18, 2024 Regular HOA/BOD Meeting, a new motion was made to officially rescind the April 01, 2024 Motion (given above) and send the issue back to the Tate Building Committee for evaluation of further options. The new motion was seconded, discussed and adopted unanimously by the Directors present.

Board Chair's Report:

The Board accepted and approved Rose Nestor to join the Board at the March 21 meeting. However, the bylaws related to Board eligibility disqualify her due to level of ownership. Rose has served admirably on the Board in the past so this discovery was a disappointment. The Chair by authority provided in the bylaws appoints Rose Nestor as advisor to the Board. This is a new standing committee. As an advisor to the Board she will not have voting rights but will assist the Board to maintain a strong sense of community as new residents become an integral part of this neighborhood. The chair recognizes the motion and approval of March 21 are invalid. Rose will begin serving in this appointed role of advisor to the Board immediately.

The chair is pleased to announce Lew Powell has agreed to fill the vacancy created with John Fisher's resignation. Lew comes highly qualified having served as HOA Board Chair for eight years. Lew will begin serving May 1 and continue for the duration of John's term which is December 2024. The chair calls for a motion from the Board to accept Lew Powell to serve on the Board through December 2024. Welcome Lew Powell. Lew is attending today's meeting via Zoom. He will be with us in person for the May meeting.

New residents are stepping up to participate in the operation of this condominium. Margie Paris has agreed to update the Homeowners' Guide. It's a very useful document located on the Tate website for everyone's access. Margie will begin working on it next month and will notify everyone when a section has been updated.

Frances Drouin has become a member of TBC. The committee will appreciate the female perspective in their deliberations.

John Fisher will assume the role of Chair of the Maintenance Reserve Study Committee replacing Mark Hudson who will remain on the committee as the Board representative.

Nicki Maxwell, Chair

Motion Per the Chair's Report:

A motion was made to elect Lew Powell to fill the position vacated by John Fisher and to serve on the Board from May 01, 2024 to December 31, 2024. The motion was seconded, discussed and adopted unanimously by the Directors present.

Board Treasurer's Report:

Operating Funds	\$20,674.86
Capital Asset Acquisition Fund at OCCU	\$34,467.56
Reserve Funds ("allocated")	\$1,213,218.56
 Total Reserve Funds	 \$1,247,686.12

Committee Reports:

Committee Reports were orally presented by the Tate Building Committee, David Kolb, Chair; the Social Committee, Mary O'kief, Chair; the Maintenance Plan Reserve Study Committee, Mark Hudson, Chair

Note: For ongoing reference purposes, Committee Chair Reports which were also submitted in writing to the Board of Directors ahead of the given meeting date are not considered part of the officially approved Meeting Minutes and are represented outside this document.

Motions Per Building Committee Recommendations:

A motion was made to open the process of approval for the purchase of incidental materials needed for minor projects the cost of which will be subsequently estimated and presented to the Board for approval. The motion was seconded, discussed and adopted unanimously by the Directors present.

Unfinished Business Notes from Nicki Maxwell, Chair:

The Board has reviewed and tentatively approved the draft of an Enforcement Resolution drawn up by an attorney with the VF law firm that specializes in HOA law.

The Resolution is three sections 1) naming the parties and the legal basis for which an HOA may establish and enforce rules and regulations; 2) a procedure for handling complaints and enforcement; 3) a schedule of fines and reference to bylaw.

Long-time residents of the Tate may question the need after nearly 18 years without enforcement. As a reminder there have been cases of violation of bylaws where the Board and residents have had no recourse to follow. We are in a period of transition in this building as new residents have and will continue to move in. The Board intends to have a procedure in place in the event of future violations that disrupt the pleasant and enjoyable life of residents in this building.

A copy of the resolution will be left at the door of every resident tomorrow morning. Two weeks from now on May 2 a Q&A meeting will be held in the Laurel Fisher Gallery for interested residents. The meeting will begin at 4:00. I will provide the background leading up to the enforcement resolution. Laura Parrish of the Rules & Regulations Committee will be present to address questions.

New Business Notes by Nicki Maxwell, Chair:

Committee roles and responsibilities were written in 2019. It is time for a review and update of these documents. The committee chairs have been alerted of this need and will be submitting updated descriptions on committee roles and responsibilities in the coming weeks. Committee membership is a great way for new residents to get involved and further their understanding of the operation and governance of this condominium. The updated documents will be submitted to the Board by June 10. They will be posted on the website.

Motion Adopted Under New Business:

A motion was made to accept the \$5,610 bid proposal by DDJ Window Cleaning for the cleaning of the Tate's exterior window glass surfaces. The motion was seconded, discussed and adopted unanimously by the Directors present.

The Meeting was adjourned at 4:46 p.m. by Nicki Maxwell, Chair.

The next Regular Meeting is to be held in the Laurel Fisher Gallery and Via Zoom Video Conferencing on May 23, 2024 at 4:00 p.m.

Respectfully Submitted,

Mark Hudson
Secretary

April Social Committee Report

There are two action items for the boards approval.

Attached are the three pages intended to inform prospective and new residents. Changes have been made at the request of the board and are now ready for final approval. Upon approval, documents will be forwarded to Robert Davis for inclusion on the Tate website.

The social committee would like to hang notice frames , just like the elevator notice frames, at the bottom of each stairwell. Many residents do not take the elevators and so miss out on the announcements.

We are scheduling events in addition to the regular Friday at 5. This Friday, April 19th, is our next gathering.

Speaker Series: We have had two speakers, an author and a mayoral candidate, to begin our series. On Sunday, April 28th at 7pm Dennis Arndt will speak about birdwatching. He will have slides to accompany his informative talk. More speakers are being planned for the coming months.

On Thursday, May 9 at 7pm all are invited to the LFG to meet our new residents. Drinks and light refreshments will be provided by the social committee. We have eight new residents to introduce and most will be able to attend.

The Midtown has invited the Tate to their Sunday, June 2nd art exhibit courtesy of the Lane Arts Council. Art, music and light refreshments will be available from 2-4pm. A sign up will be posted two weeks before so the Midtown will know how many to prepare for.

Plans are being made for the annual Fourth of July ice cream social, an August paella meal with the Midtown, a September wine tasting event, and of course our end of summer potluck on the terrace.

Respectfully submitted,
Mary O'Kief

