The Tate HOA Board of Directors Meeting
May 23, 2024
Minutes

Board of Directors Present:

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

A Quorum of the Board was present.

BMC Management Present:

Diane Sollinger and Juanita Maddron

Homeowners and Guests Present:

Laurel Fisher Gallery — Diane Bishop, William Craig, Don Doerr, Frances Drouin, Dean Kortge, Carol Lavery, Laura Parrish, Len Lewandowski, Jim Weston

Via Zoom — Robert Davis, Diana Gardener, John Fisher, Cherry Hamaker, Anthony Hornof, Joan Hudson, David Kolb, Carolyn Kortge, James Maxwell, Anne Niemiec, Mary O'Kief, Judson Parsons, Locey Pfeifer, Nancy Picionni, Marge Vinolus

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 April 18, 2024 Regular HOA/BOD Meeting were approved as written.

Board Chair's Report:

- Protocols for hybrid meetings (one speaker at a time, identify yourself before speaking). There are two speakers in the Gallery to enhance the hearing for those on Zoom.
- Thank you to the committee chairs who have already submitted roles and responsibilities descriptions well ahead of the June 10 due date. I encourage new residents to consider getting involved with one of the committees. This information will be posted on the website. Webmaster Robert Davis, will let you know where exactly to locate the information once that is decided.
- A reminder that the Insurance Committee is hosting a seminar for all residents on Thursday, May 30 at 4:00. This will be a hybrid meeting.

Nicki Maxwell, Chair

Board Treasurer's Report:

Operating Funds (checking)	$14,761.97
Capital Asset Acquisition Fund at OCCU	$35,186.00
Reserve Funds ("allocated")	$1,221,470.01
Total Reserve Funds	$1,256,656.18

(all balances given as posted on 04/30/2024)

Committee Reports:

Committee Reports were orally presented by Don Doerr, Chair, Asset Investment Committee; Building Committee, Len Lewandowski on behalf of David Kolb, Chair, Building Committee; Mary O'kief, Chair, Social Committee; Carolyn Kortge, Committee Reporter, Landscape Task Force Committee; John Fisher, Chair, Reserve Committee.

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 Approved With Respect to Unfinished Business

1. A motion was made to accept the Enforcement Resolution to The Tate's Rules and Regulations as drafted by Lars Hubbard of VF LAW. Laura Parrish recommended that the motion be amended to increase the fine for a smoking violation to $100 per occurrence. The motion was so amended, by Director Lew Powell, seconded, discussed and adopted unanimously by the Directors present.

2. A motion was made to act upon the Reserve Committee's recommendation to accept Saylor Painting Company's bid proposal and contract to clean and paint the undersides of The Tate's thirty-three(33) post-tensioned cantilevered concrete balconies for a price of $18,765. 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 June 20, 2024 at 4:00 p.m.

Respectfully Submitted,

Mark Hudson

Secretary

Asset Investment Committee

The Tate Treasurer, Lauren Dame, has prepared and previously sent to the Board a schedule of our Reserve Fund cash money market founds and Time Certificates as of 4-30-24. She also prepared a schedule showing our TCDs by maturity dates.

One Schwab CD matured on May 6 for $50,000 and has been rolled over into a 3 month Schwab CD. One SELCO CD for $35,131, matured today and will be placed in our Summit money market account for ready availability for expenditures. There is a Vanguard CD maturing 6-3-24 that will be rolled into a Vanguard 6 month CD.

Our Treasurer has requested and received a listing of planned projects for 2024 from the Building Comm, the cost of which is well covered by our money market funds and short term maturing CDs. This is something she plans to do on a regular basis so that we have something on which to time our CD maturities

Submitted, Don Doerr, AIC Chair

Building Committee

TBC

The building committee is responsible for overseeing, repairing, and improving the Tate building's physical structure. It coordinates with BMC on regular maintenance schedules and collects complaints about the building's operations. Complaints are referred to BMC or taken up in a larger project. TBC tries to develop forward-looking plans for larger remedial or improvement projects. It works closely with the Reserve Committee in developing such plans.
Aside from routine maintenance, any large plan developed by the building committee must be approved by the board.
TBC has no budget for running projects but a small budget for incidentals and items needed for planning.
If a long-running series of repairs (for example, to the balconies) occurs, the building committee monitors it and ensures that it continues in a timely fashion.
When a project involves multiple bids for larger projects, TBC may solicit bids, but BMC will handle final negotiations and manage contracts.

David Kolb, Chair

Landscape Task Force Committee

Tate Landscape Task Force: Report to HOA Board of Directors, May 23, 2024

1. Information regarding landscape area in front of gallery: The Landscape Committee reports that the honeysuckle hedge planted in front of the gallery has grown aged and overgrown. It is in need of severe pruning which will expose an interior of stark, dried branches. The Landscape committee is considering ways to reinvigorate this planting area with pruning, or partial removal of segments in the hedge, and potential addition of new plants to add variety and interest.

Nothing has been decided and nothing will happen immediately. The Committee simply wants to advise residents that this project is under consideration and is likely to produce significant visual impact. Residents will continue to be informed as plans evolve.

Submitted by Carolyn Kortge, Committee reporter

Reserve Committee

Nicki,

The Reserve Committee is recommending the BOD accept the Saylor Painting proposal to paint the underside of the balconies.

H and T is too busy to take on this work. Jorge's adjusted price with a second coat of paint is $1700 more than Saylor's.

I will attempt to answer BOD member questions during the meeting if there are any.

RC