

The Tate HOA Board of Directors Meeting
June 20, 2024
Minutes

Board of Directors Present:

Nicki Maxwell, Chair; Lauren Dame, Treasurer; Meredith Compton, Member at Large; Lew Powell, Member at Large; Mark Hudson, Secretary; Rose Nestor, Board Advisor

A Quorum of the Board was present.

BMC Management Present:

Diane Sollinger

Homeowners and Guests Present:

[Laurel Fisher Gallery](#) — Diane Bishop, William Craig, Franzeca Drouin, Diana Gardener, Em Jenson, David Kolb, Dean Kortge, Carol Lavery, Len Lewandowski, Jesse Lynch, Mary O'Kief, Jean Tate, Carol Whipple

[Via Zoom](#) — John Fisher, Joan Hudson, Sherrill Kirchhoff, Carolyn Kortge, James Maxwell, Anne Niemiec, Nancy Picionni

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 May 23, 2024 HOA Board of Directors Meeting were approved as written.

Board Chair's Report:

- Thank you to the committee chairs who have submitted the roles and responsibilities of their charges. These will be posted on the Tate website. Webmaster Robert Davis will notify everyone of where exactly they are located. I will also take this opportunity to thank Robert for the photo directory. If you haven't already get your photo to him today.

- I hope everyone saw and read the notice posted in the elevators and entrance to stairwells regarding use of elevator pads. This information is also posted on the Tate website under Frequently Asked Questions.
- Pleased to announce Emmy Jenson is now on the Tate Building Committee (TBC).
- A team, made up of Jim Weston, Jesse Lynch and Frances Drouin, will be surveying the contents of the HOA storage units with the desired end result of a list of contents of the units and disposal of outdated, unusable items. This project will get underway early July.
- I want to thank Mary O’Kief and Locey Pfeifer for drafting two welcome documents for new residents. The HOA Board has taken those documents and made some revisions. This information will be given to new residents at closing and should improve the move in and transition process. The document will also be posted on the website.

(as submitted by Nicki Maxwell, Chair)

Board Treasurer’s Report:

June Treasurer’s Report (Balances as of 5/31/24)

Balance in checking account (Operating Expenses): \$14,760.46

Reserve Funds:

• Asset Acquisition Fund (at OCCU)	\$35,927.32
• <u>Reserve Funds (“allocated”)</u>	<u>\$1,230,835.31</u>

Total Reserve Funds: \$1,266,762.63

(as submitted by Lauren Dame, Treasurer)

Committee Reports:

Committee Reports were orally presented by Lauren Dame, Member, Asset Investment Committee; David Kolb, Chair, Tate Building Committee; Mary O’Kief, Chair, Social Committee; Dean Kortge, Chair, Insurance 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 Adopted With Respect to Committee Recommendations:

1. A motion was made to accept the Asset Investment Committee's recommendation to invest \$76,000 in a 1 Year CD. These assets will be available to reinvest from a CD which matures early in July 2024 — before the next regular Board Meeting. The motion was seconded, discussed and adopted unanimously by the Board members present.

2. A motion was made to accept the Asset Investment Committee's recommendations and actions for May 06 - June 03, 2024. (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 and was to be placed in our Summit money market account for ready availability for expenditures. A Vanguard CD matured 6-3-24 and was rolled into a Vanguard 6 month CD.) The motion was seconded, discussed and adopted unanimously by the Board members present.

3. A motion was made to accept the Insurance Committee's recommendation to renew the Tate's Liability and Fire Insurance policies with FARMERS at an increased premium of \$16,414. The motion was seconded, discussed and adopted unanimously by the Board members present.

4. A motion was made to accept the Reserve Committee's recommendation to approve the proposal by SALEM FIRE AND ALARM to replace all field devices and common area smoke detectors in The Tate. The motion was seconded, discussed and adopted unanimously by the Board members present.

5. A motion was made to accept the Reserve Committee's recommendation to approve the proposal by INNOVATIVE AIR to replace all common area carbon monoxide sensors in The Tate. The motion was seconded, discussed and adopted unanimously by the Board members present.

6. A motion was made to accept the Tate Building Committee's recommendation to approve the proposal from VALLEY TEL SERVICE INC to provide and install an Access Control & Video Surveillance system for The Tate. The motion was seconded, discussed and adopted unanimously by the Board members present.

The Meeting was adjourned at 5:17 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 July 18, 2024 at 4:00 p.m.

Respectfully Submitted,

Mark Hudson

Secretary

Building Committee Report

Report from the building committee, June 2024

The TBC in the last month has been working on the proposal for security systems and discussing possible fencing for the south border, and we are beginning to open up issues about air circulation. We're also working on redoing our emergency preparedness procedures. We met with representatives from the Midtown Condo; we arranged a consultation with the fire marshall's office, and we will be jointly sponsoring a lecture on emergency and disaster preparedness from a City officer sometime in the next month or two.

Here is information from the building committee regarding fencing on the south side of our property. We have had continual problems with people on their way to the gate by Mr. Duncan's apartment, or delivering items to that property, stomping on the divider to cross over, picking our berries, or using that corner as a latrine. Many plants have been damaged.

Installing a fence seems the best solution. We will run the fence from where our alley fence meets Mr. Duncan's along the divider at least to where the hedge begins.

We requested proposals and received two: one from BMC for a chain-link fence similar to the one along the alleyway and one from Ornamental Iron for a steel picket fence similar to the one along the north side. We judge the aesthetics of a second proposal are better and a bit cheaper. So we propose to follow that option.

The proposal we received was for a 6-foot high fence, running about 23 feet to where the hedge begins. We are investigating whether a lower height (4 or 5 feet) might be preferable, and we have not yet received clarification about whether the smaller height is available and what their cost would be. These fences come in premade panels of a certain length, so the size of those panels may determine how far along we have to go in order to make the fence cost-effective.

If the information requested from Ornamental Iron arrives in time, we will make a proposal to the June HOA board. If the information arrives late, we will send a recommendation to the July board meeting.

David Kolb

Insurance Committee Report

Here is the Insurance Committee report on behalf of Carol

1) We held a Seminar on May 20 with our agent, J Bonzer, which was attended by about 25 owners. J explained how our By_Laws determine which insurance policy would pay first..that of the Tate or that of the homeowner, regardless of determining "negligence". He cautioned us about having too many claims as the insurance market for condos is becoming extremely limited and expensive. He explained that we could change our By_laws so that if the damage was due to negligence of the owner, their policy would be primarily responsible.

2) Because this is such an important topic, and one that might require our voting on a by law change, there will be another Seminar with J, in the Gallery, on Wednesday, June 26, at 2pm

Dean Kortge, PhD, CLU

Reserve Committee

June 2024 Reserve Committee Report

The Reserve Committee met on June 13th to discuss the status of projects recommended for replacement and inspection in the 2024 The Tate Condominiums Owners' Association Maintenance Plan and Reserve Study. We also discussed the status of needed repairs of spalled concrete evident on numerous cantilevered balconies, relocation of balcony railing fasteners at spalled balcony corners and re-coating/painting of the top and bottom of the balconies.

We are assigning an 'Urgency index' rating (1-5 with 5 being most urgent) to all repair, inspection and replacement projects. Projects assigned a 5 will not receive a recommendation from the RC to be moved from the 2024 repair or replacement cycle to a subsequent year.

The following projects received a RC UI rating of 4 or 5. The Reserve Committee is recommending the BOD take these actions:

1. Approval of the proposal to replace the current access and security system provided by Valley Tel Services.
2. Approval of the proposal to replace all field devices and common area smoke detectors provided by Salem Fire and Alarm.
3. Approval of the proposal to replace carbon monoxide sensors provided by Innovative Air.
4. Request BMC solicit proposals to replace the rolling gate and operator.
5. Request BMC solicit proposals to replace all three portcullis and operators.
6. Request BMC solicit proposals to assess the health of the common area HVAC system.
7. Request BMC solicit new proposals for repair of spalled concrete evident on numerous cantilevered balconies and relocate balcony railing fasteners at spalled corners.

Regards,

Reserve Committee

Notes on Recycling at The Tate

Present system of recycling #s 1, 2, 4, 5 is not workable.

Time consuming and disgusting

Body of scientific opinion that plastics recycling is more destructive than landfilling

high energy consumption

significant toxic and debris releases

high cost compared to virgin plastic

requires large percentage of virgin plastic

results usually in only one more use exceptions deck lumber, park benches

another con by fossil fuel industry?

#s 1 and 2 have a market

Nancy's and Toby's tubs and lids returnable at Nancy's round-ups

Plan for now:

1) continue collecting #s 1 and 2 bottles, jugs and jars (no tubs, clamshells, etc.)

labels okay, larger than fist

2) collect Nancy's and Toby's tubs and lids

3) all other plastics go in landfill

Note: All recycled plastics must be clean and dry

no fittings, spouts, attached lids, foil or plastic on rims

labels okay

(notes as submitted by Diana Gardener)