The Tate Homeowners Association Board of Directors Meeting
July 18, 2024
Minutes

Board of Directors Present:

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

A Quorum of the Board was present.

Bennett Management Company Representatives Present:

Diane Sollinger and Juanita Maddron

Homeowners and Guests Present:

Laurel Fisher Gallery — Diane Bishop, William Craig, Franzeca Drouin, Diana Gardener, David Kolb, Carol Lavery, Len Lewandowski, Anne Niemiec, Locey Pfeifer, Jean Tate

Via Zoom — Carrie Carpenter, Joan Hudson, Nancy Picionni, Jim Weston

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 June 20, 2024 HOA Board of Directors 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.
- There are a couple of changes in the agenda that I want to call your attention to. First, there is a fourth recommendation from the Building Committee under Unfinished Business. Add paint for steel plates as #4 to that list. Second, New Business will come before Unfinished Business. Lauren Dame will present the report on consolidation of amendments behalf of the Bylaw Review Committee. Lauren must leave at 5:45 today.

- I want to recognize Len Lewandowski as a good neighbor. Len discovered, on surveying the property, there was a significant collection of trash behind the fence facing the alley. Members of the TBC agreed that area was likely HOA responsibility as it is within our property line. TBC agreed to have BMC include the area in the monthly property walk-around that they already do. However Len, being impatient with that idea, took it upon himself to pick up the trash and dispose of it in our dumpster. Please extend thanks to Len as opportunity allows.

Role of Board Advisor – This is a new position occupied by Rose Nestor. Since then, we have developed a written description for the position which I will report at this meeting.

The board advisor may:

- be a surveyor, collecting specific information (informally) regarding decisions made or projects undertaken, e.g. the new entry system.
- seek to have conversations with residents about the positives and negatives of living at the Tate and suggestions for improvements.
- A purveyor of information coming from the Board. For example, encouraging residents to make use of the website for up-to-date, accurate information. Or suggesting regular attendance at board meetings.

It is understood that Information offered by residents will be treated with anonymity. The current role of this position suits Rose's skill set. The continuation of this position will depend on the perceived need of future Boards.

(as submitted by Nicki Maxwell, Chair)

Board Treasurer's Report:

(Balances as of 6/30/24)

Balance in checking account (Operating Expenses):	$29, 383.47
Reserve Funds:	
Asset Acquisition Fund (at OCCU)	$36,669.35
Reserve Funds ("allocated")	$1,230,226.10
Total Reserve Funds:	$1,266,895.45

(as submitted by Lauren Dame,Treasurer)

Committee Reports:

Committee Reports were orally presented by Lauren Dame, Member, Asset Investment Committee; Lauren Dame, on behalf of the Bylaw Review Committee; David Kolb, Chair, Tate Building Committee; Rose Nestor, Member, Social Committee and Locey Pfeiifer, Chair, Art 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 rollover the Schwab CD of $50,000, maturing August 05, 2024, into a 9-month CD with Schwab. It would then mature in May 2025, continuing our CD ladder. Currently, nine-month CDs with Schwab are averaging 5.08%. The motion was seconded, discussed and adopted unanimously by the Directors present.

2. A motion was made to accept the Asset Investment Committee's recommendation to ask our HOA banks, credit unions, and Vanguard to replace John Fisher, our former Chair, with Nicki Maxwell, our current Chair, as a signatory on accounts. In addition, the motion included retaining Lauren Dame, Treasurer, as a signatory on all accounts. The motion was seconded, discussed, and adopted unanimously by the Directors present.

3. A motion was made to accept the Building Committee's recommendation to approve the proposal by Overhead Door Company to replace all three(3) garage portcullises and their operators for a total cost of $61,181. The motion was seconded, discussed and adopted unanimously by the directors present.

4. A motion was made to accept the Building Committee's recommendation to approve the proposal by Overhead Door Company to replace the Tate's secured parking area rolling gate operator for $7,410. (The steel gate will not be replaced at this time.) The motion was seconded, discussed and adopted unanimously by the Directors present.

Although no additional motions were adopted, there was activity by the Board with respect to the remaining three(3) recommendations from the Building Committee:

First, a motion was made, and seconded, to accept the Committee's proposal for a relocation of the gate and connecting fence paralleling Olive Street and securing the North Garden. Three(3) Directors were present for this motion. However, due to a lack of final drawings to document the agreement between the Committee and the Contractor, one of the Directors abstained from voting. Therefore, the motion did not receive the requisite majority vote for its adoption.

Second, attention was given to the Building Committee's recommendation for the construction of a fence along the South boundary of The Tate. Due to a lack of complete information at the time of the meeting, no motion was made and the matter was tabled making way for further discussion and consideration in the future.

Third, attention was given to the Building Committee's proposal that the utility cover plates in the South driveway be painted in order to make them more apparent and to dissuade drivers from making direct contact with them. No action was taken on this proposal. There was agreement that further testing of the effectiveness of regular replacement of sound-dampening gaskets could adequately resolve the problem of ongoing disturbing noise created by vehicular contact with the steel plates.

The Meeting was adjourned at 5:01 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 August 15, 2024 at 4:00 p.m.

Respectfully Submitted,

Mark Hudson

Secretary

Bylaw Review Committee

Hello fellow Board members:

I am writing about something that will be raised at the meeting tomorrow. The Bylaws Review Committee will ask the Board to approve the use of a consolidated Bylaws document for both the Committee's work, and any upcoming review and approval process with residents, and I am sending you a copy of the consolidated Bylaws so that you will know what it is.

The original Tate Bylaws were adopted in 2006. In 2009, some portions were amended, (First Amendment), and in 2015, additional portions were amended. (Second Amendment). In order to read the current Bylaws, one has to review three separate documents. This year, the three documents were consolidated into one document in order to simplify the Bylaw Review Committee's work. It will be much easier to discuss any proposed changes to the Bylaws by using the consolidated document, rather than people having to flip through 3 documents. To be clear: in creating the consolidated Bylaws, there were no changes other than the incorporation of the language of the First and Second Amendments to update the original Bylaws. (The changes from the First Amendment are in a blue font, and the Second Amendment changes are in a red font.)

See you all tomorrow,
Lauren

(as written and submitted by Lauren Dame on behalf of the Bylaw Review Committee)

Note: It was noted by the Board Chair that the consolidated document will be posted on The Tate Website for homeowner review.

Building Committee Report

This report brings recommendations from the Building Committee.

The TBC recommends the purchase and installation by Overhead Door of their bids for a new operator for the rolling gate ($7410) and new operators plus new gates for the three portcullis gates ($61,181).

South Fence: (to prevent people from damaging our plantings by taking a shortcut through the bed)
The TBC recommends that the Board accept the bid from Ornamental Iron for a 5' fence from the Duncan alley gate to the beginning of the hedge. Details have been communicated to BMC
We asked Ornamental Iron to add to their present bid an amount for replacing a panel on the north fence In addition, on the fence running east-west, the panel to the right of where it will meet the gate fence needs to be raised up to the full height of the panels to its right. (South fence work $2760; north fence work $920).

North Fence: (to prevent transients from using the nook by the door to hide from the street)
The TBC recommends the approval of BMC's bid to move the fence and gate presently located between the two side doors towards the street to a point (decided on and given to BMC) that is closer to the street but not as far as the window. The segment moved will need to be trimmed at its north end and expanded a bit at its end by the building wall to meet ADA requirements. (BMC work $2760)

The Clang: The TBC recommends that the board approve the BMC plan to paint an outline with an X across it around each plate. ($575).

The TBC notes that the contract for new Security and Entry systems from VTS has been signed. Work should begin within a month. Also, the CO detector replacement is completed and the common area HVAC unit is functioning normally.

(as written and submitted by David Kolb, Chair)

Art Committee

A Short Report:

The committee has rescheduled the Art Reception for our annual exhibit, Art at The Tate.

The new date is Sunday, July 28, 2024, 4-6pm in the Laurel Fisher Gallery.

(as submitted by Locey Pfeifer, Chair)

Social Committee Report

Social Committee:

Friday 7/19 — Friday at 5

Tuesday 7/23 at 4 pm — Laura Parrish will discuss Focus on Democracy

Wednesday 7/24 at 7 pm — A representative from the city of Eugene disaster preparedness committee will present a Program for us on how to prepare.

All of the above will be in the LFG.

August 16 at 6 pm — Robert will prepare his paella dinner on the terrace. It is important that we have an accurate count of how many will attend. A sign up sheet will be posted on the bulletin board with a choice of what you would prefer to bring (salad or dessert). Also, the Midtown apartment residents will be invited to this.

(as submitted by Rose Nestor, Member)