

The Tate HOA Annual Meeting  
December 07, 2023  
Minutes

Draft

Board of Directors Present: John Fisher, Chair; Meredith Compton, Vice Chair; Lauren Dame, Treasurer; Dean Kortge, Chair Emeritus; Mark Hudson, Secretary

BMC Managers Present: Diane Sollinger

Residents and Guests Present: Sara Bergsund, Diane Bishop, David Call, Joel Chinitz, Joan Chinitz, William Craig, Anne DeLaney, Don Doerr, Zeca Drouin, Ginger Fifield, Diana Gardener, Hallis, Cherry Hamaker, Steve Hamaker, Anthony Hornof, Joan Hudson, EM Jenson, Sherrill Kirchhoff, David Kolb, Carolyn Kortge, Len Lewandowski, Carol Lavery, Anne Niemiec, Jim Maxwell, Nicki Maxwell, Mona Meeker, John O'kief, Mary O'kief, Laura Parrish, Locey Pfeifer, Nancy Piccioni, Lew Powell, Omar Shemdin, Maureen Sherman, Jean Tate, Jim Weston, Carol Whipple

The Annual Meeting was called to order by John Fisher, Chair, at 4:00 p.m. John affirmed procedures and verified that the requirements for the Annual Meeting, as given in The Tate Bylaws, had been met with the roll call, the tally of proxies, the proof of notice and the 34% homeowner participation.

The Tate HOA Annual Meeting Minutes for December 14, 2022 were approved by the Board as written and distributed.

John Fisher, Chair, requested Board approval to make two(2) adjustments to the Meeting Agenda under New Business: remove 1373 Olive Street Commercial Unit Sale and add Anthony Hornof's Remodel Proposal for Unit 302.

Chair's Report:

John Fisher, Chair, thanked Dean Kortge for his long term of leadership and service within the HOA and on the Board of Directors. John added that The Tate HOA is very lucky to have Dean's ongoing commitment to its operations.

Treasurer's Report:

Due to the date of this meeting, which is earlier in the month than usual, the updated figure for Operating Funds was unavailable.

|                                        |                |
|----------------------------------------|----------------|
| Capital Asset Acquisition Fund at OCCU | \$31,433.76    |
| Reserve Funds ("allocated")            | \$1,166,960.58 |
| Total Reserve Funds                    | \$1,198,394.34 |

Committee Reports:

David Kolb, Chair, Building Committee; Mary O'kief, Chair, Social Committee; Nicki Maxwell, Chair, Art Committee; Carolyn Kortge, Chair, Landscape Task Force; Hallis, Chair, Budget Committee; Mark Hudson, Chair, Reserve Replacement Committee.

Committee Reports submitted in writing to the Board of Directors may be viewed on The Tate Website <https://thetateeugene.com/>.

Board Motion Adopted under Old Business:

A motion was made to accept the "No Trespassing" signs designed by BMC to be posted at the North and South ends of The Tate property per the Board approved recommendations by the Ad Hoc Signage Committee. The motion was seconded, discussed and adopted unanimously.

Board Motion Adopted under New Business:

A motion was made to approve Anthony Hornof's proposal for the addition of a new door to an interior wall of his family's Unit 302. The motion was seconded, discussed and adopted unanimously.

Announcement Under New Business:

In Year 2024, the HOA parking place will be rented to the owner of Tate Unit #401, Laura Parrish.

Board of Directors Organization for Year 2024:

Lauren Dame, Nicki Maxwell and Mark Hudson were elected, by acclamation, to each serve two(2) year terms as members of the Board in 2024. This will be Lauren and Nicki's initial two(2) year term of service and Mark's second two(2) year term of service. Meredith Compton and John Fisher will continue their second and fourth years of service, respectively, in year 2024. The new acting Board Officers will be elected in an Executive Session on January 4, 2024.

Meeting Adjourned:

The Tate HOA Annual Meeting for 2023 was adjourned by John Fisher, Chair, at 4:30 p.m.

Next Regular Tate HOA Board of Directors Meeting:

Unless announced otherwise, the next Regular Tate HOA Board of Directors Meeting will be held via Zoom Video Conferencing on January 18, 2024 at 4:00 p.m.

Respectfully submitted,

Mark Hudson, Secretary

## Tate Art Committee 2023 Annual Report

Eight individual artists were featured in the Laurel Fisher Gallery this year:

- |                              |                   |
|------------------------------|-------------------|
| 1. Paul Semonin (Violet Ray) | photography       |
| 2. George Gessert            | bio art           |
| 3. Patricia Carroll          | watercolor        |
| 4. Katie Royce               | photography       |
| 5. Helen Kaufman             | ceramic sculpture |
| 6. Amy Isler Gibson          | mixed media       |
| 7. Erika Beyer               | watercolor        |

Most of the artists were identified through Art Committee field trips. Artists are contacted regarding interest and followed up by a meeting with the Committee.

The theme for the 2023 Art at the Tate show, held August 11 to September 7 was “Whimsy”. Nineteen residents participated in the show.

The final exhibit of the years was Quilts five residents and three community quilters participating.

## Tate Landscape Committee Report – December 7, 2023 – Annual Meeting

1. Changes in Committee personnel:  
During 2023, James Maxwell stepped down as chair of the Tate Landscape Committee  
Marge Vinolus retired as chair of the Tate Terrace Landscape Committee and the Terrace Landscape Committee merged with the Tate Landscape Committee to create one group, overseeing plant care on both terrace and ground levels.
2. Carolyn Kortge was named Chair of the Landscape Committee. Hallis and William Craig joined the Tate Landscape Committee, joining Diana Gardener as committee members. Both Hallis and William bring much-appreciated gardening experience to the committee.
3. The primary focus of the committee has been to work closely with BMC landscape workers to guide work needed on the Tate property and lessen the amount of physical landscape maintenance done by residents. Monthly landscape tours by committee members and BMC personnel have been significant in improving communications.
4. The committee also works with Sperry Tree Care and Glass Tree Care & Spray to provide professional pruning and treatment for Emerald Ash Borer.
5. As the Tate Landscape ages on both terrace and ground levels, new challenges are arising with maturing plants and changing sun exposure due to tree growth. For example:
  - a. Two dogwood trees that have outgrown space on the terrace have been designated for removal and replanting on the ground level, on the south border, near the newly installed gate.
  - b. Roses in the front parking strip are feeling the loss of direct sun due to tree growth. Some rose plants are struggling.

These examples suggest that we should expect continuing changes in the Tate Landscape needs, and in the plants suitable to this setting, as conditions change, including construction of new buildings on our south and north sides.

Tuesday, December 5, 2023

Annual Report from the Reserve Replacement Committee

The Tate Condominiums Owners' Association Maintenance Plan Reserve Study for Budget Year 2024 is complete and will be available for review by all members of The Tate HOA on the Tate Website and the BMC Homeowners Website.

In January 2024, the Reserve Replacement Committee will begin its review of the components which the new Study has named for replacement in Year 2024. There are ten(10) components named with a projected overall replacement cost of \$172,270. The list of these components named for replacement in Year 2024 is given on Page 31 of 83 in the new Study.

The Committee invites all members of the HOA to review the Maintenance Plan Reserve Study for Budget Year 2024 and to offer their thoughts and questions about the new study and ongoing process of its revision and development in Year 2024.

Respectfully Submitted,

Anne DeLaney  
Diane Sollinger  
Lauren Dame  
Jim Maxwell  
John Fisher  
Mark Hudson, Chair

## Annual Meeting 2023 Building Committee Report

The building committee continues gathering complaints and passing them on, and we had two major campaigns, Project Clang! and Project Who Goes There? The street is quieter and improvements to building security and surveillance are in the works. Our next Tate-wide project will probably be Hidden Rivers, working out inspections for the flows of air and water in and out of the building.