The Tate Homeowners Association Board of Directors Meeting
August 15, 2024
Minutes

Board of Directors Present:

Laurel Fisher Gallery — Nicki Maxwell, Chair; Lew Powell, Member at Large; Rose Nestor, Board Advisor; Mark Hudson, Secretary

Via Zoom — Lauren Dame, Treasurer

A Quorum of the Board was present.

Bennett Management Company Representatives Present:

Diane Sollinger

Homeowners and Guests Present:

Laurel Fisher Gallery — Diane Bishop, Franzeca Drouin, Diana Gardener, Anthony Hornof; David Kolb, Dean Kortge; Carolyn Kranzler, Carol Lavery, Len Lewandowski, Anne Niemiec, Mary O'Kief, Jean Tate

Via Zoom — Carrie Carpenter, Wendy Dame, Don Doerr, John Fisher, Hallis, Cherry Hamaker, Joan Hudson, Sherrill Kirchhoff, Carolyn Kortge, Jim Maxwell, Valerie Miller, Locey Pfeifer, 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 July 18, 2024 HOA Board of Directors Meeting were approved as written.

Board Chair's Report:

- I want to give a shout out to Dean Kortge to thank him for his time and expertise offered to us individually regarding our insurance coverage particularly in light of a possible change in the bylaws. Please extend a thank you to Dean at your next opportunity.
- Speaking of bylaws, as you know they have been in the review process for many months. A table of proposed revisions has been prepared and sent to the Board by the Review Committee. The next step will be to distribute the proposed revisions to residents and arrange for a special meeting to allow opportunity hear resident response. That is expected to take place in September or October.

(as submitted by Nicki Maxwell, Chair)

Board Treasurer's Report:

(Balances as of 07/31/2024)

Balance in checking account (Operating Expenses):	$10,328.91
Reserve Funds:	
Asset Acquisition Fund (at OCCU)	$37,414.15
Reserve Funds ("allocated")	$1,158,603.66
Total Reserve Funds:	$1,196,017.81

(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 and Dean Kortge, Chair, Insurance 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:

Motions Adopted:

1. A motion was made to accept the Asset Investment Committee's recommendation to rollover the Schwab CD of $50,000, maturing 09/03/2024, into a 1-Year CD with Schwab. It would then mature in September 2025, continuing our CD ladder. Currently, one-year CDs with Schwab are averaging 4.75%. The motion was seconded, discussed and adopted unanimously by the Directors present.

2. A motion was made to accept the proposal by Diana Gardener and John Fisher for new trash/recycling signage. The motion was seconded, discussed and adopted unanimously by the Directors present.

3. A motion was made to accept Anthony Hornof's request to move a fire sprinkler and add a fire sprinkler in Unit 302 for the purpose of accommodating a change in the subdivision of the unit with the addition of a new bedroom. 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 bid proposal by Bennett Management Company, LLC, to make specified changes and additions to the fence at the north end of the property. The motion was seconded, discussed and adopted unanimously by the Directors present.

5. A motion was made to accept the Building Committee's recommendation to approve the bid proposal by Oregon Fence Company to install a 4ft high fence along a 40ft length of the Tate's southern border. The motion was seconded, discussed and adopted unanimously by the directors present.

6. A motion was made to accept the estimate by PRC. Excavation and Concrete, Inc. "to perform repairs to balcony railing anchor points". The motion was seconded, discussed and adopted — "conditionally" — with the understanding that a meeting with the contractor would be necessary to clarify the mutual understanding of work to be conducted in order to finalize details of the project before moving ahead.

The Meeting was adjourned at 5:06 p.m. by Nicki Maxwell, Chair.

At this time, there is no Regular Board of Directors Meeting scheduled for September 2024.

Respectfully Submitted,

Mark Hudson

Secretary

Building Committee Report

TBC Report for the August HOA board meeting

Most of the TBC efforts in the past month were focused on the entry and security system and the proposals for fences on the North and South borders of our property.

We also began work on procuring a consultant to examine airflows in the building, and we are collecting anecdotal data from residents about the problems they're encountering with odors, strange airflows, and the like.

When the consultant arrives sometime in the fall, we want to have our air handling system working as well as it can so they can get an adequate impression of the system's operation. To that end, we are asking residents to make sure that the exhaust fans in their units are clean and the dryer vent free of clogs. We have an arrangement with David Garrett to clean the units' several exhaust fans, and we suggest that residents have this done. The cleaning is at your expense, but it is your contribution to our common need to examine and improve airflow in the Tate. You can sign up for this cleaning by contacting James Maxwell; the cleaning is done on Fridays throughout the autumn. Fridays are filled until mid-November so you should get your word in soon.

We are seeking solutions to the difficulties associated with installing heat pumps on units on floors 2 and 3.

We ask the board to approve proposed changes and additions to the fence at the north end of the property.

North Fence/Gate

The problem was to maintain a north entry/exit but also to find a way to stop transients from employing the nook in the wall for bad purposes and avoid residents stumbling on transients when crossing the area. The solution is to move the current gate and its associated n/s fence segment towards the street so that instead of being between the two doors, it is between the outer door and the window. The chosen position meets at 90 degrees with a fence post in the existing east-west fence.
For the gate to meet ADA requirements, the door post nearest the building must be 18 inches from the wall. The other door post can be located just off the sidewalk. The relocated fence/gate will be approximately 43 inches shorter than the old fence/gate; a portion of the excess can be used to create the 18-inch spacing for the new gate.

The relocated gate location will require replacing the 5-ft high fence panel on the e/w fence to the right of the post where the two fences meet, with one 6 ft high (square top) to match the e/w fence running to the right (east).

At the joint of the new gate fence and the e/w fence, the e/w fence drops to 4 feet high. This goes on then drops to 3 feet before meeting the sidewalk. We will eventually need to replace these lower fences, but they are not risks now because those low fence sections provide access to an area already accessible from the sidewalk.

Since the final use of the empty property to our north is unclear, we propose only replacing the 5 ft panel to the right of the join, awaiting development to plan the rest. It's possible that development could force us to redo the entire north e/w fence.

David Kolb, Chair, TBC

(as written and submitted by David Kolb, Chair)

Trash/Recycling Signage Proposal and Report by Diana Gardener

Introduction to proposal for trash/recycling signage   8/15/2024   Tate Condominiums

There is an effort to make recycling information more accessible, understandable, effective and amusing.

Simplification of presentation is desired, with no changes in current recycling practices.

Two posters are proposed for each of the trash/recycle rooms on each floor.

One poster is for recycling and one poster is for trash, both to be mounted in each recycle room.

Signage is designed to be eye-catching and easily readable, with fundamental information and cheerful illustrations, and easily changeable with changes to recycling practices.

Materials and cost estimate are $1300-$1400, for cork board, documents sleeves, printing expense.
    All other costs will be born by others.

Cost can be reduced to $750-$850 by printing directly on Falcon Board, a compressed cardboard product.
    This entails loss of flexibility to change content easily, as it requires reprinting on board instead of paper.

On behalf of all of us who want to feel confident and happy about recycling, and for those who don't bother because it's confusing, we ask for the Board's support and approval.

If you want a little dose of guilt, these are the contaminants that I fished from comingle this morning.

2 plastic mailers with name labels
    those residents have been here since the year dot
1 glass turmeric capsule bottle with lid and containing one capsule
2 white plastic-sheathed insulating pads for boxes
    dimensions about 3-4 ft by 10 in by ¾ in
several lids from bottles and jugs, and one unrinsed juice jug
1 crumpled tissue
several foil and plastic bags and wraps
1 foil and plastic medicine pillow with no pills

And that is my report.   Thank you.

(as written and submitted by Diana Gardener)