

The Tate Homeowners Association Board of Directors Meeting
September 12, 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; Meredith Compton, Member at Large

A Quorum of the Board was present.

Bennett Management Company Representatives Present:

Via Zoom — Diane Sollinger

Homeowners and Guests Present:

Laurel Fisher Gallery — Diane Bishop, Franzeca Drouin, Hallis, David Kolb, Dean Kortge; Carolyn Kranzler, Carol Lavery, Len Lewandowski, Anne Niemiec, Margo Savell, Jean Tate, Marge Vinolus

Via Zoom — John Fisher, Diana Gardener, Sherrill Kirchhoff, Carolyn Kortge, Jim Maxwell, Valerie Miller, Laura Parrish, Locey Pfeifer, 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 August 15, 2024 HOA Board of Directors Regular Meeting and the September 05, 2024 Work Session were approved as written.

Board Chair's Report:

- The Board's use of Asset Acquisition Funds was approved by more than 75% of owners. The voting results represent owners' commitment to equalizing access to heat pumps for all owners regardless of the floor they live on. I want to thank the owners who attended the work session last week. It was, as it usually is, a discussion that informed everyone; differing thoughts were shared civilly and thoughtfully.

The next consideration of the Board is the installation of a communal drainage system. There is a lot to learn about both installation and the function of the system. To that end, I've asked Len Lewandowski to request a representative of Harvey and Price attend the October Board meeting to make a presentation for the purposes I've cited.

- My second topic is to encourage owners to get involved. As the end of 2024 approaches it's time to think seriously about filling the two Board positions that will be open. The Tate is a vibrant community that resides in a beautiful, well-maintained building. Serving in these roles is uplifting and enlightening. What's required is the capacity to listen and consider thoughts of others who may not align with yours. In addition to the Board, the landscape committee is particularly in need of a member who may bring a new perspective to the planning process. They (Diana Gardener and Hallis) have a lovely plan in the works. If you are a person who appreciates a well-designed and maintained landscape get in touch with either Diana or Hallis. I will be making this same reminder at the next two Board meetings of 2024. If you want to know more check the Roles and Responsibilities of the committees that are posted on the Tate website.
- My third announcement is that I will be traveling out of country from September 17 to October 7. I will be available via email or text, but not to address anything of urgency. If you need to reach a Board member during those dates you might start with our Vice Chair, Lew Powell. All building issues should be directed to David Kolb or Len Lewandowski.

(as submitted by Nicki Maxwell, Chair)

Board Treasurer's Report:

An updated report will be given at the October 17, 2024 meeting.

Committee Reports:

Committee Reports were orally presented by Lauren Dame, Member, Asset Investment Committee; David Kolb, Chair, and Len Lewandowski, Tate Building Committee; Rose Nestor and Diane Bishop, Members, Social Committee; Diana Gardener, On Behalf of the Landscape 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:

1. A motion was made to accept the Asset Investment Committee's recommendation (see below). The motion was seconded, discussed and adopted unanimously by the Directors present.

Noting the the maturation dates of two(2) CDs before the next Board Meeting

US Bank \$135,860	matures 10/02/24
Schwab \$75,000	matures 10/16/24

1. Use first maturing CD to “top up” Summit account as needed.

Treasurer to check the balance of Summit once the first CD in Oct. matures, and see if the Summit account needs more funds to reach \$150,000. Treasurer also to confer with BMC/Building Committee, etc., so see what repairs are scheduled for the near future and how much the bills are expected to be, so include funds in Summit to pay those bills. Currently, Summit account balance is ~ \$90,700.

2. Use what is necessary to top up Summit and to account for expected bills, then move the rest of the US Bank CD money to Schwab.

3. Use the US Bank money at Schwab & the maturing Schwab CD to buy CDs ranging from 9 months to 1 year to continue our ladder.

2. A motion was made to accept the Building Committee's recommendation to approve the bid proposal for an Engineer to conduct an evaluation of the The Tate's building ventilation system. 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 bid proposal to integrate the locking system for the North Garden Entry Gate with the new entry access system by Valley Tel Service Inc. 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 revised bid proposal by Valley Tel Service Inc to add a second front entry access panel which faces the Olive Street sidewalk. The motion was seconded, discussed and adopted unanimously by the Directors present.

The Meeting was adjourned at 4:36 p.m. by Nicki Maxwell, Chair.

The next Board of Directors Meeting is scheduled for October 17, 2024.

Respectfully Submitted,

Mark Hudson

Secretary

Asset Investment Committee Report

Asset Investment Committee (AIC) Report for 9/12/24 meeting

The AIC has some recommendations for handling two CDs maturing in early-to-mid Oct.

US Bank \$135,860	10/2/24
Schwab \$75,000	10/16/24

Our recommendation is:

1. Use first maturing CD to “top up” Summit account as needed.

Treasurer to check the balance of Summit once the first CD in Oct. matures, and see if the Summit account needs more funds to reach \$150,000. Treasurer also to confer with BMC/ Building Committee, etc., so see what repairs are scheduled for the near future and how much the bills are expected to be, so include funds in Summit to pay those bills. Currently, Summit account balance is ~ \$90,700.

2. Use what is necessary to top up Summit and to account for expected bills, then move the rest of the US Bank CD money to Schwab.

3. Use the US Bank money at Schwab & the maturing Schwab CD to buy CDs ranging from 9 months to 1 year to continue our ladder.

(as submitted by Lauren Dame)

Landscape Committee Report

Landscape Committee report to Board of Directors for September 12, 2024, BOD meeting

The Committee continues weekly meetings and monthly garden tours with our BMC maintenance team.

Residents have commented for safety and aesthetic reasons on overgrowth of some shrubbery. We are changing management of dogwoods on Terrace and in Entry Garden and Mahonia in Entry Garden.

The five North Garden aspens will receive one soil injection in October from Glass Tree Care for control of oystershell scale, a sucking insect, plus several applications of foliar spray in the spring.

The North Garden area near the bench will be redesigned and replanted after the gate and fence are relocated nearer the sidewalk. The stone bench at the sidewalk attracts unwelcome use and debris, and it has been suggested that it be relocated elsewhere in our gardens. Comments from residents about this will be welcome.

The Gallery Garden (the hedge on the west side of the building) is in redesign phase.

We are advised by the BMC maintenance team that the ash trees on Olive Street are now shading out the roses which require more sun for best performance, and that this decline will accelerate. It is suggested that the roses be removed and replaced with shrubbery more suitable to the conditions. We would like the Board and all residents to think about this.

Several residents have taken responsibility for many of the container plantings on the Terrace, and a resident has offered to add a potted maple tree to the Terrace collection. The Committee is grateful for participation in the care and beauty of our gardens from anyone able and interested.

(as submitted by Diana Gardener)

