

The Tate Homeowners Association Board of Directors Meeting
November 21, 2024
Minutes

Board of Directors Present:

[Laurel Fisher Gallery](#) — 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:

[Laurel Fisher Gallery](#) — Diane Sollinger

Homeowners and Guests Present:

[Laurel Fisher Gallery](#) — Robert Davis, William Craig, Franzeca Drouin, Hallis, David Kolb, Dean Kortge, Carolyn Kranzler, Carol Lavery, Len Lewandowski, Valerie Miller, Anne Niemiec, Laura Parrish, John Pendergrass, Patti Pyle, Nancy Piccioni, Jean Tate, Marge Vinolus, Jim Weston

[Via Zoom](#) — Diana Gardener, Joan Hudson, Carolyn Kortge, Jim Maxwell, Mary O’Kief, Locey Pfeifer, Nancy Piccioni

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 October 17, 2024 HOA Board of Directors Regular Meeting were approved as written.

Board Chair’s Report:

- Corporate Transparency Act (CTA) a federal law that requires certain entities, including HOAs, to report information about their beneficial owners (that is Board members) to the Financial Crimes Enforcement Network (FinCEN). The CTA was enacted in 2021 to help prevent and combat money laundering, terrorist financing, corruption, and tax fraud. Members of the current HOA Board have complied with the law and submitted the necessary information to FinCEN.

- Thank you to residents who attended the October 31 meeting. Opportunity was given at this meeting for residents to ask questions and offer their perspective on proposed revisions to the bylaws. The proposed revisions will go to our attorney at VFLaw to be incorporated into that document and subsequently brought back to residents for final approval **at a meeting called for this purpose**.
- The other topic at the October 31 meeting was a presentation by Harvey & Price regarding the communal drainage system to be installed in the garage so that residents of units on the second and third floors may install heat pumps should they wish to do so. Residents had questions that were addressed by the H & P representative. The TBC report will include more information about that.
- Annual meeting December 11 at 4:00. A meeting packet will be delivered to residents November 30.

(as submitted by Nicki Maxwell, Chair)

Treasurer's Report:

Checking account (Operating Expenses): \$10,812.52

Reserve Funds:

Asset Acquisition Fund (at OCCU) \$39,747.42

Reserve Funds ("allocated") \$1,172,778.73

Total Reserve Funds: \$1,212,526.15

(as submitted by Lauren Dame, Treasurer)

Committee Reports:

Committee Reports were orally presented by Lauren Dame, Member, Asset Investment Committee ([see written report](#)); David Kolb, Chair, Tate Building Committee; Locey Pfeifer, Chair, Art Committee ([see written report](#)), Hallis, Landscape Committee, General Member; Diana Gardener, Chair, Recycling Committee ([see written report](#)).

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 Reports and New Business:

1. A motion was made to accept the Asset Investment Committee's recommendation to purchase a 6-month CD under the Schwab account using \$10,000 from a CD which matures

December 09, 2024. The motion was seconded, discussed and adopted unanimously by the Directors present.

2. A motion was made to accept the 2025 Budget as submitted. The motion was seconded, discussed and adopted unanimously by the Directors present.

The Meeting was adjourned at 4:45 p.m. by Nicki Maxwell, Chair.

The Annual Homeowners Association Meeting is scheduled for December 11, 2024 at 4:00 p.m.

Respectfully Submitted,

Mark Hudson

Secretary

Asset Investment Committee

AIC Report for October Board Meeting (11/21/2024)

AIC Report:

We have a \$10,000 CD that matures on Dec. 9, 2024, before the next Board meeting, and the AIC recommends that we buy a 6-month CD. The reason I suggest 6 months is that it will fill in a bit of a hole in our CD ladder for 2025, where maturing CDs jump from May 15 to Aug 7. A 6-month CD purchased once that CD matures in December will mature somewhere around mid-June.

(as written by Lauren Dame)

Art Committee

Art Committee Report 11.21.24

1. The last exhibit of the 2024 schedule will feature the quilts of Ken Casey.

Ken's show will open on Friday, November 29.

A reception will follow on Sunday, December 1, from 4 to 6pm,
with an Artist's Talk at 4:30.

All residents are invited to meet Ken and hear the stories and inspiration of the quilts.

2. The committee has been working on the Exhibit Schedule for 2025, and only two slots remain to be filled.

The final schedule will be submitted at the Annual Meeting, December 11.

(as written by Locey Pfeifer, Chair)

Recycling Committee

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Ridwell Recycling

Ridwell is a recycling service started in Seattle about 20 years ago to collect and sort items difficult to recycle and to convey same to trust-worthy remanufacturers.

Collection/sorting centers and warehouses are located in Seattle and Portland and in several other cities around the US.

Ridwell delivers directly to remanufacturers, rarely using wholesalers, in order to track recyclables through the reman process. Remanufacturers are chosen for ability to take Ridwell's raw material and convert it directly into product for the market (examples lumber, soil drainage bricks).

Ridwell owners see Eugene as a promising market for their service but face opposition from our aggressively defensive waste haulers, Apex and Sanipac. This opposition is in spite of the fact that Ridwell is not a competitor for the vast majority of hauled garbage. City Council could change this.

Presently Ridwell offers Eugene residents mail-in collection of multi-layer plastics (examples pet food bags, frozen food bags) and plastic film (examples shipping bags, grocery produce bags, ziplock bags, air pillows). In other markets Ridwell collects a wide variety of recyclables (examples batteries, fabrics, clamshell plastics).

For \$30 Eugene residents can get a starter pack including the two types of bags with USPS mailing labels already affixed. Refill packs cost about \$9.

Questions? Ask Nicki, who has a starter pack and attended an informational meeting with me.

Submitted for inclusion in meeting minutes by Diana Gardener.

(as written by Diana Gardener, Chair)