

Annual Meeting
The Tate Homeowners Association
December 11, 2024
Minutes

Board of Directors Present:

[Laurel Fisher Gallery](#) — Nicki Maxwell, Meredith Compton, Vice Chair; Lauren Dame, Treasurer; Lew Powell, Member at Large; Rose Nestor, Board Advisor; Mark Hudson, Secretary

A quorum of the Board was present.

BMC Managers Present:

[Laurel Fisher Gallery](#) — Diane Sollinger

Residents and Guests Present:

[Laurel Fisher Gallery](#) — Pat Abbott, Diane Bishop, William Craig, Robert Davis, Anne DeLaney, Zeca Drouin, Hallis, Anthony Hornof, EM Jenson, David Kolb, Dean Kortge, Carolyn Kranzler, Len Lewandowski, Carol Lavery, Anne Niemiec, Jim Maxwell, Sophia Malkasian, Valerie Miller, John O'kief, Mary O'kief, Laura Parrish, Marge Paris, John Pendergrass, Locey Pfeifer, Nancy Piccioni, Patti Pyle, Margo Savell, Richard Savell, Omar Shemdin, Jean Tate, Jim Weston

[Via Zoom](#) — Diana Gardener, Joan Hudson, and Carolyn Kortge attempted to attend the meeting Via Zoom Video Conferencing, but were unable to connect.

Call to Order:

The Annual Meeting was called to order by Nicki Maxwell, Chair, in the Laurel Fisher Gallery and Via Zoom Video Conferencing at 4:00 p.m. Nicki 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 seven(7) proxies, the proof of notice and the 34% homeowner participation.

Approval of December 2023 Annual Meeting Minutes:

The Tate Homeowners Annual Meeting Minutes for December 07, 2023 were approved by the Board as written and distributed.

Chair's Report:

Chair Report Annual Meeting December 11, 2024

It's been a year of action and development so bear with me as I have a lot to report. We have welcomed many new residents and worked on ways to improve the move in process. Bringing old and new together is typically a challenge. However, I believe we faced the challenges and have moved to form new relationships built on respect and consideration for the continuance of a neighborhood built on civility and propriety. In addition, Track Town Pharmacy has become a commercial neighbor and the first retail owner. Many Tate residents have found Byoung Jun to be a service-oriented pharmacist and appreciate the convenience of his proximity.

I want to give a special shout out to Board members:

Their competence in all Board matters has been noted.

Rose Nestor has served the Board in an advisory capacity and assisted with oversight of the multitude of projects and activities that have taken place in our building.

What I appreciate most of this group is that they each take their job seriously, but not themselves. They have made my job as chair a manageable and enjoyable one.

I want to recognize and thank Committee Chairs and their members:

David Kolb, Chair of the Building Committee, aka TBC has shepherded a record number of projects this year. His key players are Len Lewandowski has overseen the new entry system including all building entry doors, rolling gate and garage doors. Em Jenson has overseen the HVAC inspection and follow up repairs as well as the north fence/gate relocation. Frances Drouin who has assisted with the update of the emergency preparedness material. Jim Maxwell continues to oversee the schedule of electric fan cleaning in our units.

The TBC is embarking on the plumbing inspection that will carry over into 2025, as well as the balcony repair that will begin in the spring.

Mary O'Kief and the Social Committee have kept us socially engaged with monthly Friday at 5s, seasonal potlucks, and a speakers' bureau. They have also played a key role in providing information to new residents in order to ease the transition into our community.

Locey Pfiefer and the Art Committee have maintained regular exhibits to feature local artists with the mid-year highlight, Art at the Tate. I know everyone appreciates Locey and Mary's timely information postings in the frames of elevators and entry doors.

Dean Kortge has played a key role in assisting the Board with the revision of bylaws related to insurance and guiding residents to understand their insurance needs related to property as well as earthquake.

Don Doerr has skillfully managed the substantial financial resources of the HOA.

Carolyn Kortge, Diana Gardener, Hallis and others who have shared the responsibility of creating and maintaining a lovely landscape surrounding our building.

Diana Gardener and John Fisher who facilitate the responsibility we all have for recycling efficiently and effectively.

Robert Davis maintains the Tate website, keeping it up to date with information useful to all owners.

Margie Paris who took on the update of the Tate Homeowners' Guide, now titled the Tate Master Guide. In addition to updating she edited the document, reorganized the information and reduced the size of it to make it all the more useful to owners. Margie will tell us more about it under new business.

Laura Parrish spearheaded the Enforcement Resolution, a set of enforceable rules that may be instrumental in maintaining the Tate's genial livability.

The Bylaw Review Committee has worked tirelessly on identifying areas for consideration of revision. Those people are Jean Tate, Jim Maxwell, David Kolb and my trusted colleague Lauren Dame.

Finally, I want to recognize and thank Diane Sollinger of BMC. Diane is a rock star. I can always count on her to be there with whatever, whenever there is a need for information or services.

(as submitted by Nicki Maxwell, Chair)

Treasurer's Report:

Due to the date of this meeting, which is earlier in the month than usual, the updated figure for the Operating Funds was unavailable. Capital Asset Acquisition Fund at OCCU is \$40,387.82 and the Reserves Fund is \$1,086,767.66.

Annual Committee Reports:

Written committee reports were submitted by David Kolb, Mary O'Kief, Diana Gardener and Dean Kortge.

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

Board Actions and Announcements:

Nick Maxwell, Chair, Chair requested that The Tate Homeowners Association waive the Financial Review for Year 2024 due to cost and competent oversight of records by the in-house Chair of The Tate Budget Committee. The request was approved by acclamation.

Bylaw 5.2 provides that the Board of Directors may borrow amounts from the reserve fund to meet high seasonal demands on funds obtained from regular assessments or to meet other unexpected increases in expenses which will later be paid from special or regular assessments, provided funds are repaid to the reserve fund within a reasonable period, if it has been authorized by a resolution. At the Year 2024 Annual Meeting, the Board approved such a resolution.

Patti Pyle was elected, by acclamation, to serve a two(2) year term as a member of the Board in years 2025 and 2026 — filling the position vacated by Meredith Compton who's term of service ends 12/31/2024.

The new acting Board Officers will be elected in an organization meeting on December 11, 2024.

In Year 2025, the Homeowners Association parking space shall be rented by the owner of Tate Unit #401.

Meeting Adjourned:

The Tate Homeowners Association Annual Meeting for 2024 was adjourned by Nicki Maxwell, Chair, at 4:30 p.m.

Next Board of Directors Regular Meeting:

Unless announced otherwise, the next Regular Tate Homeowners Association Board of Directors Meeting will be held live in the Laurel Fisher Gallery and via Zoom Video Conferencing on January 15, 2025 at 4:00 p.m.

Respectfully submitted,

Mark Hudson, Secretary

The Tate Building Committee

TBC 2024 1

The Tate Building Committee annual report for 2024.

In May of 2023, the Building Committee developed a description of its activities.

The building committee is responsible for overseeing, repairing, and improving the Tate building's physical structure. It coordinates with BMC on regular maintenance schedules and collects complaints about the building's operations. Complaints are referred to BMC or taken up in a larger project. TBC tries to develop forward-looking plans for larger remedial or improvement projects. It works closely with the Reserve Committee in developing such plans.

Aside from routine maintenance, any large plan developed by the building committee must be approved by the board. TBC has no budget for running projects but a small budget for incidentals and items needed for planning. If a long-running series of repairs (for example, to the balconies) occurs, the building committee monitors it and ensures that it continues in a timely fashion. When a project involves multiple bids for larger projects, TBC may solicit bids, but BMC will handle final negotiations and manage contracts. Many things the committee is doing now involve replacing or refurbishing systems that are reaching the end of their usable lifetime. In past years the building committee was more an informal group of knowledgeable people who enjoyed using their skills to keep up maintenance and repair. There was little attempt to keep a history or develop procedures for linking the building committee to the reserve committee and for dealing with BMC and the HOA board. We are working to develop such records and procedures.

When the reformed Building Committee first met, three issues were important. One was the problem of the entry and the security systems. The second, the clang in the driveway. The third was leaks, emphasized by three mid-winter floods that dripped down into the floors below. We sought a way to provide a kit of tools that could be used to minimize the effects of a flood.

The clang was treated in June of '23 and reoccurred in February of '24 and was treated again and is now ginning to recur again. We developed a a leak kit containing a water-capable vacuum , some pads and tools. There was considerable discussion of where to locate these kits. One location was approved, then rescinded. Currently we have an experimental location in storage room 13. this hasTBC 2024 2 helped with one flood already.

In June of '24 the discussions of the security camera system and the entry system were handled by a decision to use the valley tel proposal. Work has been going on and the systems will be live in early December.

While we were working on these problems fencing issues arose. On the south side we built a fence to protect some of the plantings in the narrow area between us and the property of Mr. Duncan. On the north side the concern was to move the gate to forbid access to a nook in the wall which was being used for nefarious purposes. This came up in August and the fence was done in the south in October and the north fence has been planned but not yet been done.

Meanwhile the problem with an installed heat pump in the garage made it evident that heat pumps were not going to be easy to install from the people on the second and third floor. We are building a condensate collection system which so that everyone will be able to use a heat pump if they want.

After discussion we hired an inspector from Neudorfer to inspect the air flow in the common areas. This turned up a sufficient number of problems that we have

worked to settle those and will do the other half of the inspection in the new year. We also have had an inspector come about the plumbing system. His report is due in a week or two.

Here is a fuller list of what the committee has accomplished, organized by location.

The ground surrounding the building is the domain of the landscape Committee, but we were involved with the south and north borders. In the south, we constructed a fence to save plantings in the strip between our property and Mr. Duncan's. On the north we developed a plan to move the gate for security reasons, which will soon be done. This has made it evident that the Northwest corner of the property needs to be reimagined once the future of the lot to our north is decided. Two other issues on the surrounding property came to our attention, but we haven't decided about them. One is the graffiti on the outside of the fence facing north, the other is the short but treacherous slope from the sidewalk down to the curb. TBC 2024 3 We investigated the Clang on the driveway and beat it back for a while but the sound recurs and needs constant vigilance and driver education and the periodic use of bumper/gaskets..

We arranged for the rolling gate to the parking area to have its controlling motor replaced and for the three up-and-down gates to the indoor garages to be replaced. The other outside entries to the building will be controlled by a new 2N Entry System that offers video of the person requesting entry and the ability to respond with one's smart phone. The older fobs will still be usable as well.

We have renewed the security camera system with workable cameras and a new Central Control.

The view from the cameras will be available on the building web site and on smart phones.

We reaffirmed the ban on keeping E-bikes in the building, although the question was raised why the ban didn't apply to electric scooters and wheelchairs, which use similar battery types.

We discussed, but we made no decision on whether we should install a charger for E-bikes or a secure lockable bike rack.

We handed a proposal to remove moss in the second floor of West Terrace.

We put some effort into surveying the common storage rooms at the disposal of the HOA and trying to clarify what they should contain. We were able to get rid of bulky items and opened some space but there's more to be done to make the rooms conveniently usable.

We made decisions about who would have master keys available.

There has been an ongoing project for some years about the concrete balconies, their slope and the way railings are attached to the concrete, which has caused spalling in some of the balconies and cracking on most. This has been a difficult project with many setbacks. The original plans and negotiation pre-date the formation of the new building committee which has mostly been an observer up until now. This has also been true of the ongoing effort to seal the windows against infiltration by water. TBC 2024 4

We have been apprised of moss on many of the ledges in the brick facing, and are suggesting that the window washers take care of that when next they come.

We handled on an emergency basis leaks in the roof and over the front door.

We have been concerned with the HVAC air flows in the Tate., with issues of infiltration and odors. A first general inspection revealed a serious lack of proper maintenance of machinery on the roof, which supplies air to common areas, and exhaust fans on the roof and in workrooms. These are being fixed, and once they are running well, a fuller, more detailed inspection will occur.

We also arranged for an inspection of the water flow in the building, revealing problems with the water heating machinery and discussing the frequency of

cleaning certain pipes. We were advised to use more water to keep the pipes clear, on what to use for clogged drains (mechanical rods and snakes, no caustic chemicals), on garbage disposals (if you must use them, only for plate scrapings, and let the water run at least half a minute afterward), and low-flow toilets (flush several times).

We purchased tools to create a kit for dealing with leaks of water on the floor of apartments. The kit contains absorbent pads, a bucket, a water-capable vacuum cleaner, and some tools. The kit is in the publicly available storage room 13. We have not yet decided whether we will have more than one kit.

The installation of heat pumps for floors 2 and 3 will be made possible by the new condensate drainage system we are having installed.

David Kolb

Chair TBC

The Tate Landscape Committee

Tate Landscape Committee Report – December 12, 2024 – Annual Meeting

Committee Personnel:

During the year two members semi-retired and two members were added. Carolyn Kortge stepped away from the chair position, and the Committee now functions by consensus. Current members are Jim Maxwell emeritus, Carolyn Kortge emerita, Hallis, Diana Gardener, Joan Hudson, John Fisher, and William Craig.

The Committee works closely with Bennett Management landscape managers and workers, and meets monthly for discussions and ground and terrace tours with BMC personnel, with a view to minimizing garden maintenance work by the Committee. Comprehensive notes are kept of these meetings.

The Committee and the HOA have contracted with Sperry Tree Care for regular tree pruning, and with Glass Tree Care and Spray for prevention of Emerald Ash Borer infection in the eight ash trees on Olive Street and for scab control in the North Garden aspens. It is anticipated that EAB prevention will be necessary indefinitely.

Maturing and aging plant material now requires some replacements, redesigns, and other management practices. Here are some of the issues being addressed:

Entry Garden: Overgrowth of mahonia near the driveway and of three dogwoods require attentive pruning to maintain garden balance and traffic visibility. Dogwood will be pruned back for reshaping and regrowth to desired configuration.

Gallery Garden: Redesign has been completed and removal and replacement of present plant material will be undertaken early in 2025.

North Garden: The splendid daphne near the bench died suddenly (root rot). Three azaleas were removed because of persistent mildew, failure to bloom sufficiently, and overgrowth. These have been replaced by the evergreen shrub choysia. The area near the bench will be redesigned and replanted after the fence and gate are relocated. Both bench and stone water bowl will remain in place. A No Trespassing sign was installed to help control unauthorized use of the area.

Rose Garden: Except for a few individuals on the north and south ends, these plants continue slow decline and bloom failures because of increasing shade from the ash trees. It will be necessary soon to consider replanting the rose garden, it might be hoped with a shade tolerant, evergreen shrub that blooms. Ideas will be welcome.

Blueberry Garden: Fencing and the neighbor's locked gate have ended the trespass problem.

Terrace Garden: Several Committee members have taken responsibility for planting and maintaining containers with blooming annuals and perennials and with culinary herbs. These colorful and tasty contributions are greatly appreciated.

The Tate Social Committee

Social Committee Annual summary

This year we continued the New Year's Day brunch with cohosts the Maxwell's and the O'Kief's. Summer activities included the Fourth of July ice cream social, the paella party which included the Midtown residents, and the fall potluck on the terrace. Flowers continue to grace our common area each month.

We started a new speaker series that included authors, a birder specialist, and a disaster preparation speaker. Speakers are tentatively scheduled on a quarterly basis for 2025. We plan to send out a survey asking for ideas for speakers.

We saw plenty of new residents this year. The welcome meet and greet was well attended and well received. Documents were completed to inform new residents of move in information and opportunities to get involved in our community committees. A potential new buyers document was completed and social committee members have committed to being ambassadors for new residents in the future.

Frames were purchased for the elevators and doors to add more written communication options. The social committee agreed to monitor the postal area to keep the table clean and the bulletin board presentable. We agreed to take on the maintenance of the library.

The Midtown condominium social committee reached out to us for information on how we set up our committee. We have shared our procedures and emergency preparedness plans. Several invitations have been exchanged so we could get to know each other. Although no new plans are currently on the calendar, we are open to appropriate social exchanges.

And finally, the social committee is busy planning for this year's holiday tree for the entrance area. We will continue the tradition and thank residents for all the appreciation shown for our endeavors.

Respectfully submitted,
Mary O'Kief
SC chair

The Tate Art Committee

Art Committee Annual Report 2024

Since 2006, the Art Committee has maintained a schedule of exhibits in the Laurel Fisher Gallery. Each exhibit is on display for approximately five to six weeks, and includes a reception and an Artist's Talk. Our committee meets monthly to interview artists and discuss themes for exhibition. Field trips are part of our work, visiting artist studios and current exhibits throughout Lane County to look for local artists who are hoping for opportunities to display their work. This year we featured the work of six artists in individual exhibits. A popular group show featured the work of eight members of the Whittaker Printmakers.

In addition to individual artist exhibits, the gallery also showcases group shows with a theme. One popular exhibit with residents and guests is "Art At The Tate," in which residents select a piece from their private collection to display. This year's theme was "Women Artists."

The schedule for 2025 is nearly complete with one slot yet to fill. The theme of this year's "Art at The Tate" will be "Water," and we encourage all residents to be thinking about their contribution for this show.

Our November/December exhibit of 2025 will feature the talent of the Dame Sisters, Lauren and Wendy. We are looking forward to displaying Lauren's quilts and Wendy's watercolors.

To all residents: If you have a background or interest in art, please contact us to join our committee.

The Tate Insurance Committee

From: Dean Kortge <deankortge@gmail.com>
Subject: Insurance Committee Annual report
Date: November 15, 2024 at 9:54:48AM PST
To: Nicki <nicolamaxwell47@gmail.com>, Mark Hudson <hudson2@g.clemson.edu>

Insurance Committee Annual Report November 15, 2024

1) We reviewed our Commercial coverage and our Directors and Officers E & O coverage with our agent, J. Bonzer. We recommended that the Board continue those coverages with no changes.

2) Due to the rapidly rising premium increases of our Earthquake insurance, the Board asked that we hold some informational sessions for the owners, to help prepare them for a vote as to whether or not we should continue with that coverage.

Two different sessions were held in the Gallery, attended by 22 owners. J. Bonzer also attended. Both sessions were lively discussions about the pros and cons of maintaining that coverage.

3) The Board did a thorough review of our By-Laws. One By-Law in particular...9.1.1.. stood out as problematic. This By-Law specifies that any damage to any unit, regardless of negligence, will be covered by the Tate's policy.

The Board was suggesting to change that By-Law to specify that if the damage was the result of negligence by the owner, the owners policy would pay.

The Board asked the Committee to hold informational sessions to explain to the owners how this change would impact them.

Two informational sessions were held in the Gallery, attended by 27 owners. J. Bonzer also attended which was of great help. It was explained how our individual coverage would have to be adequate to cover any damage our negligence might cause. Several owners brought their "declaration page", so the specific lines of coverage could be pointed out.

Dean Kortge, PhD, CLU
www.pbcins.com