

HOA Board Meeting Minutes May 21, 2025

Board Members present: Nicki Maxwell, Lew Powell, Patty Pyle, Lauren Dame, Valerie Miller

Present: David Kolb, John Pendergrass, John and Mary Okief, Nancy Piccioni, Carolyn Kranzler, Carol Lavery, Zeca Drouin, Diana Gardener, Dean Kortge, Rose Nestor, Len Lewandowski, Locey Pfeifer, Em Jenson

Present via Zoom: Diane Sollinger, Jim Maxwell, Mark and Joan Hudson

Call to order: Chair Nicki Maxwell called the meeting to order at 4:00 pm

Chair's Report: Nicki Maxwell

- Nicki reviewed procedures for reporting problems related to building issues particularly natural gas odor. There is no odor in natural gas. Sulphur is added to it so that the smell is obvious. If you smell rotten eggs, that is likely a natural gas leak.
- Thank you to Locey for keeping building communication flowing. The notices in the frames located in the stairwells and elevators are invaluable in terms of keeping everyone informed on a daily basis. One of the flyers provides contact information to report problems including a number for NW Natural Gas in the case of possible leaking.
- The Tate has another new janitor, an employee of Brothers. Her name is Amber.
- Be sure to check with architects (BDA) before using any of the spaces inside the rolling gate.
- An occasion to remember Meredith Compton will be held Sunday in the LFG at 5:00.

Treasurer's Report: Lauren Dame

The balances in the Tate HOA accounts at the end of April 2025 were as follows:

- Operating Expenses: \$39,632.51
- Reserve Funds: \$1, 035,234.67
- Asset Acquisition Fund (at OCCU): \$24,611.64

Committee Reports:

Building Committee (TBC):

- David Kolb reported that work continues on determining the cause of the leak in Apt 507
- The work on replacing the water heater is complete
- "The Clang" has received another layer of rubberized protection for this year
- The building entry system will be getting another upgrade and the north gate will have an entry system installed
- Exterior window cleaning has been completed
- Len will be drafting a document for residents about steps to take in the event of smoke

intrusion during fire season.

Insurance Committee: Dean Kortge

- Dean reported that we've been notified of an anticipated increase in the fire insurance premium of approximately 42%. Our carrier will try to get that percentage reduced prior to our July renewal date.
- Our new insurance agent is Peter Reshio

Old Business:

- Window work group recommendations (2023): # 1 - Weather stripping replacement; #2 - maintenance and repair of casement window openers. BMC was asked to get a contractor's bid to complete this work.

New Business: None at this time

The next HOA Board meeting will be held June 18 at 4:00pm.

Meeting was adjourned at 4:28pm