

HOA Board Meeting Minutes July, 2026

Board Members Present: Dean Kortge, Len Lewandowski, Patti Pyle, Mary O'Kief and Laura Parrish

Present: Nineteen homeowners

Present via Zoom: Three homeowners and Diane Solinger

Call to Order: The meeting was called to order at four pm by Dean Kortge.

Approval of June 2026 Board meeting minutes: Mary presented the June meeting minutes for approval. Len moved and Patti seconded their approval. The motion was carried unanimously.

Chair's Report: The thermostat in the gallery has been resetting at 62 degrees. This is a waste of energy. Len will reset the thermostat once again and **all residents and guests are asked to not make adjustments which can reset the settings.** It was suggested a sign be made to that effect to be posted near the thermostat.

Treasurer's Report: The operating budget is \$46,498.95. The reserve fund is \$1,104,049.81. The asset acquisition fund is \$25,916.23. Funds are available in the operating budget to pay for the HOA building insurance. The new HVAC system on the roof can be paid out of the Summit account in the reserve fund without accessing any CDs.

Questions/Comments from homeowners:

Committee Reports:

Building Committee: The TBC did not meet in July. Nevertheless, work on building issue and projects continue to go on.

1.Window Maintenance. ABEE has investigated 14 sample windows in order to establish the basic preventative maintenance protocol. They will provide revised estimates of the cost per sash. At that point, the board will be in a position to make a decision whether to approve and continue with the project.

With respect to scheduling the work and access to the building, BMC will be in charge of scheduling and access throughout the project. Em and Len will manage the project and be responsible for decisions regarding repairs when they are beyond the original scope of work and cost proposed by ABEE.

2.HVACs. Innovative Air was selected by The Tate Reserve Committee to install two new rooftop HVACs to heat and cool the hallways of the second through the sixth floors of the

building. The new HVACs will use MERV 13 filters and the outside air intakes can be closed during hazardous air conditions. Work is scheduled for the week of July 20. Wednesday, July 22 is the target date. A crane will be used to remove the old HVACs and deliver the new HVACs. There may be some conflicts with access to the parking garage and driveways during the work. The TBC will keep everyone informed.

3. Water Heaters, Mechanical Room Ventilation. The mechanical room door will be modified to add an air flow transfer screen, or it will be replaced with a new door with a transfer screen. The TBC is working with a vendor to determine which option will cost less. This work is being done to allow proper air intake and ventilation of the hot water heaters.

4.Cleaning Dryer Vents and Adjusting Door Closers of the Individual Units. These tasks were tabled for now. TBC will organize for this to be done in the future, at the discretion and expense of the owners. Projects for David Garrett.

5.Driveway Slurry Seal and Repainting. Aegis, the contractor for this project, calendar is full for the year. Work will be done in 2027. The TBC has provided drawings to the vendor.

6.North Portcullis Door. The sensor at the bottom of the door is defective and is causing the door to operate erratically. Overhead Door has diagnosed the issue and will replace the sensor under warranty either the week of July 20 or July 27. The door will remain open until the repairs have been completed.

7.Front Door Security Issue. The door closer for the front door of the building failed, which caused the door to not lock properly. Rob Stevens of BMC was able to secure the door temporarily and installed a new door closer. A thank you to BMC for quick work in keeping our building secure.

8.Common Area Door Adjustment. Many of the common person doors of the building need adjust of the door closers for proper closing and to reduce door slamming. The TBC will work with BMC to identify the problem doors and have them adjusted by BMC technicians.

9.New Umbrellas for the Terrace. The TBC will use funds from their 2026 budget to purchase new umbrellas for the terrace. The TBC thought this would be

beneficial to replace the aged umbrellas for The Tate's 20 year celebration on the terrace in August.

Insurance Committee: The annual property insurance premium is due. There is a 13% increase for a total of \$22,240. Dean made the motion to approve the expense, Patti seconded, and the motion carried unanimously.

Social Committee: The weather for the ice Cream Social on July 4th was cooler than normal but the event was well attended by new and seasoned residents alike. The ice cream, berries, and sauces were nearly depleted by the time the last resident was served!

The last Friday at 5 was a success with a large gathering and many conversations. And we have the next one planned for next Friday, the 24th of July.

Plans are coming together for the celebration of the Tate's 20th anniversary. Be sure you have marked your calendar for August 28th at 6 pm at the terrace. Dean and Jean Tate will offer a few words, and we will toast the building's concept. Robert will be making paella and the side dishes will be pot luck, with a finish of a commemorative cake at the end. Various photos and also lists of all the condo residents throughout the Tate's history will be displayed opposite the elevators. It was suggested that photos be taken to be posted to the Tate website after the event.

New Business: Diane Solinger contacted Brothers Cleaning regarding smudges not being cleaned from hallways. Brothers will include spot cleaning of walls to their weekly cleaning list at no extra cost. There is at least one carpet spot needing cleaning on the fourth floor. Diane will follow up with Brothers after Mary sends her a picture.

Valerie and John donated a 50" TV to the Tate when they moved out. An informal straw poll was taken of those attending the meeting and the majority wanted to accept the TV for occasional use in the common area for special events and speaker series activities. Len has brought his TV down nine times and it is heavy. Lively discussion ensued as to where the TV would be stored. Next month Mary Leighton and the social committee will present a plan for storage and a procedure for using the TV so as to provide minimal intrusion to the gallery space.

Ants have returned to the terrace and are making their way into second floor condos. Diane will contact Lloyds Pest Control to come and spray for about \$150. This was done last year and successfully abated the problem.

The next informal HOA Board meeting will be held Wednesday, August 12, at 3:30pm.

The next formal HOA Board meeting will be held Wednesday, August 19, at 4:00pm.

The meeting was adjourned at 5:02pm.

Tab 2

