

LSCOA Management History 2008-2023

2008 April: The Turnover Meeting from TD Lincoln to the Lincoln School Condominium Owners Association was held on April 10 at the Eugene Public Library.

First board members: Ati Yates, Bobby Lee & Jon Meyers. In January Ati Yates resigned. Bob Briscoe was appointed.

Property manager: Barry Blanton of Lorig and Associates. In April 2009, the board selected Jennings & Co to manage Lincoln School. The Jennings billing rate was \$9/door/month. Tim Breen and Sarah Vail were the managers.

Reserves: \$93,000 in July.

- The Rules and Regulations and the Rental Rules were drafted during the first year.
- Three committees were formed - Landscaping, Housekeeping, Facilities.
- May: The Google Group email list service was started.
- September: A vehicle was stolen from the east parking lot.
- December: Dues were raised by 3%.

2009 May annual meeting: Board members Bill Ganser, Bob Briscoe, Jon Meyers.

Reserves: \$111,000 in May.

- The Rules and Regulations were adopted.
- The Rental Rules were adopted. Sales agreements regarding renting permission that were made by the developer were in conflict with the bylaws. Resolution of these conflicts took several years. At one point a full set of 17 'legal' plus about 6 'illegal' units were rented. The combination of a bylaws change, a temporary 'grandfather' policy, warnings, and heavy fines finally ended the 'illegal' practice in 2014.
- February: A vehicle was stolen from the west parking lot.
- March: A Security committee formed to consider security cameras, lighting changes, vegetation reduction, property line fencing and security patrols.

2010 April annual meeting: Board members Jon Meyers, Bill Ganser, Karima Zuercher, Paul Blint.

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Reserves: \$146,260 in May.

- June: Jennings & Co billing rate of \$11/door/month was approved.
- July: The bike barn strengthening project was completed.
- September: A Landscape Committee led by Laura Culver (a UO landscape architecture student who lived in the building) was started. A design was presented in November, a bid was awarded in April. New landscaping was completed by July, 2011.
- January: Internet service from an array of wireless servers was operational.
- November: Rooftop LED lights were installed over the east and west lots.
- The parking lots were resealed, restriped and numbered.

2011 May annual meeting: Board members Jon Meyers, Paul Blint, Karima Zuercher.

Reserves: \$199,109 in December.

- January: Window condensation, leaking, dry rot and decay became a known issue. The board met with contractors and an attorney. Inspections were planned for the spring of 2012.
- March: The bike barn door was forced and several bikes were stolen.

2012 May annual meeting: Board members Bill Ganser, Paul Blint, Karima Zuercher, Doron Fletcher.

Kent Jennings of Jennings Co replaced Tim Breen as property manager in March.

In January, a Portland legal firm, Vial Fotheringham (Jason L Grosz), began work with Lincoln School Condominium Owners Association .

Reserves: \$261,000 in November.

- The board worked with an attorney, architect, contractors, inspectors and a building envelope expert on the windows situation. The architect proposed changing all 123 windows at an estimated cost of \$221,500. The envelope expert did not find any

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construction defects. The attorney did not find a basis for a lawsuit against developer TD Lincoln.

- June: A Garden committee was formed to consider converting the bike barn yard to a garden.
- August: The complete set of building conversion blueprints were digitized.
- January: A complaint process for Rules infractions and fines was started.

2013 May annual meeting: Board members Paul Blint, Bill Ganser, Karima Zuercher.

In November, Bennett Management Co was hired to manage Lincoln School (their rate was \$17/unit/month). Karen Meigs was the property manager.

Reserves: \$293,465 in May.

- Owners approved the first bylaws changes. Vial Fotheringham implemented the changes with the State of Oregon. A dues-in-arrears owner cannot serve on the board. An owner's immediate family member is allowed to live in their unit.
- June: Two new HVAC units were installed on the building roof.
- August: Walter Bell Construction began refurbishing windows.
- September: TD Lincoln began repairing bathroom sinks in the units.
- December: Bennett Management took over the landscaping contract.
- December: Vial Fotheringham's Cash Flow Enhancement (for late dues) was adopted.
- March: Five new Speed Queen washers were installed in the laundries.

2014 May annual meeting: Board members Bill Ganser, Naomi Zack, Paul Blint, Mary Maricle. In September, Mary Maricle resigned. Emily Delaine was appointed treasurer.

In August, Claudia Sanchez of Bennett Management became property manager. In November, Sarah Bennett of Bennett Management became property manager.

Reserves: \$318,000 in June.

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- Walter Bell Construction continued window refurbishment work. Window liability was reviewed with attorney Grosz. No action was taken against TD Lincoln.
- June: Resealed and restriped the parking lots.
- July: The Lincoln School website was started.
- July: An Artwork committee was formed. Later in the year, after negative feedback from residents about the artwork in the hallways, the pieces were removed.
- August: Fines for violations of the rental rules were increased. Unauthorized renting came to an end within a few months.
- August: Established a second reserves account for \$150,000 at Siuslaw Bank.
- September: A large exterior crack in the wall was repaired. The crack was in the lower part of the wall facing the bike barn.
- September: The exterior window frames were painted.
- September: The first-floor laundry room door de-laminated and was replaced.
- September: It was determined that kitchen stove ventilators only circulate through a filter and do not vent to the outside. Bathroom fans do not exhaust outside.
- January: Raised dues by 4%.
- March: Owners approved the second bylaws change. Vial Fotheringham implemented the change with the State of Oregon. The board size was increased from 3 to 5.
- April: The bike barn was burglarized.

2015 May annual meeting: Board members Naomi Zack, Bill Ganser, Scott Fisher, Paul Blint, Susan Lehner. In November, Susan Lehner resigned. Gary Lombardo was appointed. Tyler Sessa was appointed.

In August, Mara Isbell of Bennett Management became manager.

Reserves: \$311,000 in August.

- Summer air conditioning is a new issue. Ductless research begins.

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- September: Installed new hot water boilers.
- September: Reviewed bids for new exterior door locks and keys.
- March: Installed new call box at the south entry.
- December: Amended the Rental Rules to prohibit Airbnb renting.

2016 May annual meeting: Board members Scott Fisher, Paul Blint, Tyler Sessa, Gary Lombardo, Naomi Zack, Bill Ganser. In June, Naomi Zack resigns. Jean Harman was appointed. In March, Paul Blint resigned.

In February, Aaron Solbeck of Bennett Management became manager.

Reserves: \$296,608 in June.

- May: Use of window AC units were authorized for the upcoming summer. Ductless system investigation continued.
- June: Refinished the hallway floors. New runners were in place by September.
- October: Installed a new call box at the north entry.
- December: Increased monthly dues by 5.5%.
- January: Rental Rules were changed to include a move-in move-out policy.
- March: Window AC units were again authorized for the upcoming summer. The Board formed an HVAC committee to work on authorizing individual unit Ductless systems.
- April: The board approved removal of the big cedar tree. Earlier in the year, a large branch fell and damaged a vehicle.

2017 May annual meeting: Board members Tyler Sessa, Jean Harman, Karima Zuercher, Scott Fisher, Jake Groff, Tina Scott. Tina Scott resigned in February.

Reserves: \$322,700 in June.

- Board meetings include discussions about security, including fencing, cameras, lighting, police consulting, missing packages and vehicle vandalism.

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- July: The board put the removal of the big cedar tree on hold.
- July: The conversion of hallway sconce lights to LED was completed.
- August: The motion to remove the big cedar tree was rescinded.
- September: The board approved the process for installing individual unit ductless systems. Installations began in February.
- October: The board discontinued the wireless internet service. An Internet Fiber Committee was formed to work on bringing a fiber line into the building.
- April: The building exterior was painted.

2018 May annual meeting: Board members Tyler Sessa, Lori Abrams, Scott Fisher, Jean Harman, Jake Groff, Justin Pluid.

Reserves: \$339,147 in June.

- June: A Bike Barn committee was formed replace the bar walls with solid walls. Work was completed by March.
- July: The rental list was reviewed and some units were removed.
- September: Rules and Regulations were revised and approved.
- September: The exterior doors and window frames were painted.
- September: The parking lots were resealed and restriped.

2019 May annual meeting: Board members Justin Pluid, Karima Zuercher, Tyler Sessa, Jake Groff. Tyler Sessa resigned in July. Will Ganser was appointed. Anne Coit was appointed.

Reserves: \$355,905 in June.

- June: A delivery service door key from outside the north door was used to get in the building. Packages were opened and stolen. At an emergency meeting the board voted to change the exterior locks.

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2020 June annual meeting: Board members Gary Lombardo, Karima Zuercher, Will Ganser. Gary Lombardo resigned in July. Laurie Doscher was appointed. Karima Zuercher resigned in October. Rab Cika and Jerry Musial were appointed.

Reserves: \$403,330 in July.

- July: The Board adopted a Covid-19 policy for 1) masks in common areas; 2) masking or distance in the Atrium; 3) one person at a time in the laundry rooms; 4) notifying others of a positive test and quarantine.
- July: Board meetings were moved to ZOOM until further notice.
- January: The big cedar tree was trimmed and is in good condition.
- January: The board authorized installation of new roofing at a cost of \$97,000.
- February: A Eugene Police security specialist spoke at the meeting and recommended 1) adding lighting, 2) reducing landscaping hiding places, 3) improving trash facility security, and 4) reporting all incidents. Lighting, pruning, and trash facility projects were undertaken during the following spring and early summer.
- March: New bins with lids that lock were put in the trash enclosure.

2021 June annual meeting: Board members Laurie Doscher, Will Ganser, Rab Cika, Jerry Musial, David Stenstrom. Jerry Musial resigned in October.

Reserves: \$454,547 in August.

- August: The roof replacement project was completed.
- August: A new towing service (Farwell) was hired.
- October: Additional LED roof mounted lighting mounted was installed.
- January: A pet waste disposal station was installed.
- April: XSMedia/Hunter Communications was authorized to install a fiber internet system. Sign-ups for the service began in September 2022.
- April: A proposal for exterior security cameras was reviewed. The owners decided against the installation of exterior security cameras at the June 2022 Annual Meeting.

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2022 June annual meeting: Board members Laurie Doscher, Christina Chapin, Rab Cika, Jeff Oliver, Rodger Gamblin.

Reserves: \$382,093 in July.

- August: The two HVAC units on the roof were replaced.
- August: A unit entry door de-laminated. The association replaced it.
- January: A bid was accepted and the stairwells were repainted.
- January: Security about unauthorized entry to the building was discussed. Packages were found opened or were missing.
- February: An EV Charging Station committee was formed.
- April: The board affirmed that owners are responsible for unit entry door repairs.