

Little Whale Cove Homeowners Association, Inc.

P.O. Box 49 • Depoe Bay, Oregon 97341
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Gatehouse: (541) 765-2489
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Little Whale Cove Homeowners Association

MONTHLY BOARD MEETING

January 27, 2023

10:00 AM PDT

Via Zoom

I. Call to Order and establish a quorum.

a. Present: Suzanne Buller, Paul Caldron, Greg Steinke, Ed Clark, Mike Seibold; 36 homeowners on Zoom

b. Additions to the Agenda

Resolution 1804

Yves comments

c. General announcements: None

d. Homeowners Forum – 3 minutes per speaker

- Jennifer Puentes: Reported on the work of a group of Pines/Meadow Homes concerning the reconstitution of the LWCCOA board and organization and requested a meeting to present their position
- Board will be scheduling a follow-up Town Hall meeting with the homeowners

e. Approval of December 16, 2022 board minutes

- Motion to approve: Greg Steinke, seconded Ed Clark; Ayes 5, Nays 0

f. Management Reports

i. Monthly Financial report – Tim and Ed

- On target with typical seasonal variances
- Focus on ROI by investing in higher earning treasuries
- Working on RFPs for road maintenance
- Resolving minor audit details – plan to complete before taxes filed
- Still on plan but gas prices have gone up, 14% increase November and 11% in spring

ii. Administration – Dena

- Collected on 4 outstanding receivables, most of the current variance
- High resolution cameras installed at the gate house and Rec Center

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- Audit – down to one item
- Due to changes in state nondiscrimination law and the fact that Resolution 1804 it is recommended we revoke the resolution.
 - Motion to revoking Resolution 1804: Caldron, seconded Steinke; Ayes 5, Nays 0

iii. Contracts and Maintenance - Scott

- New bed poured for indoor tennis court
- Identified contractor for resurfacing courts
- Indoor tennis court repair – motion to approve
- Motion to approve contract for court resurfacing: Seibold, seconded Caldron; Aye 5, Nays 0
- Better pads need to be installed on the steel columns in the Rec Center courts to prevent injuries. One vendor identified but will seek a second bid, if available.

iv. Motion to approve management reports: Caldron, seconded Clark; Ayes 5, Nay's 0

g. Committee Reports

i. Architectural Committee

- Five new requests
- 4 completions
- Fillable forms: AC requires a search and reporting function in order to justify fillable forms

ii. Forest Management Committee Dave

- Community tree planting – three groups and 50 trees planted
- Special thanks to Scott and Yves for supporting the tree planting
- Doing a walkaround to determine any problem trees next week
- 4 lots identified that need clean up due to hazards – will work with homeowners to resolve

iii. Reserve Committee

No comments

iv. Safety Committee

- Process to deal with smaller emergencies like small fires, electrical issues and back-up plans
- Recommendations by summer

v. Social Committee

- Next event will be a Valentines party at the Rec Center

II. Unfinished business

- a. LWCCOA reinstatement – discussed above

III. New business

- a. Managing Director progress report

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- Since the board turns over often we need a process to make sure continuity in decision making and long-term project management
- Recommendations to improve board training and process management by the Community Manager
- Need to consistently do performance reviews
 - i. No reviews since 2019
 - ii. Dena presented proposed goals for second half of FY2022-23 which will form the basis of the FY2022-23 reviews
 - iii. Mr. Seibold will incorporate into a new performance review document and present to board at the next meeting
- b. Budget Committee
 - Need to appoint a new committee next month
 - Volunteers requested for participation in the
- c. Social Committee
 - SC wants to make donations to outside community organizations
 - As a 501c7 they may donate up to 10% of revenue to outside organizations
 - SC to come up with policy for donations

IV. Adjournment: Motion to adjourn Caldron, Seconded Steinke; Aye's 5, Nays 0