

Little Whale Cove Homeowners Association, Inc.

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Little Whale Cove Homeowners Association

MONTHLY BOARD MEETING

March 24, 2023

10:00 AM PDT

LWC Rec Center and

Via Zoom

1. Call to order
 - a. Establish a quorum
 - i. Present: Paul Caldron, Ed Clark, Greg Steinke, Mike Seibold, Suzanne Buller
 - ii. Homeowners - 35 in person and via Zoom
 - b. Addition to agenda - None
 - c. General Announcements
 - i. Joint board meeting with Innisfree will immediately follow the Board meeting
 - d. Homeowners forum – no comments
 - e. Approval of August minutes
 - i. Paul Caldron requested changes to the February board minutes to more accurately reflect his review of the Safety Committee report.
 - ii. Motion to approve, contingent on requested changes; Clark, seconded, Steinke; Ayes 5, Nays 0
 - f. Management reports
 - i. Budget: Tim and Ed
 1. Under budget except for utilities expect to be at budget as spring work begins
 2. Continue to do well on investments
 3. Audit completed, no major issues or internal control issues
 4. Will be doing financial reporting on the Friends of LWC
 - ii. Administration
 1. Reviewed current projects
 2. Audit done, implementing on-line time sheets

3. Mike Seibold requested updates on key projects: Web revision project and documents storage project
- iii. Contracts and maintenance
 1. Coordinating bids for roadway improvements
 2. Two large trees being taken down per request of FD and has depleted budget for this fiscal year
 3. Have identified a vendor for the Innisfree recycling center pad to address flooding issues
- iv. Motion to approve management reports: Seibold; second Caldron, Ayes 5, Nays 0
- g. Committee reports
 - i. Architectural Committee
 1. Five new requests, one withdrawn, one completion; one maintenance violation where homeowner failed to respond, was fined, and finally addressed the problem
 2. Terms expire end of March for two regular, one alternate member. Paul Banas and Kelly Caldron have agreed to another term;
 3. Recruited two new candidates, recommend Harry Sims because he can represent the LWCCOA
 4. Motion to approve AC Committee changes of Paul Banas and Kelly Caldron for regular members and Harry Sims for alternate; Seibold, Seconded Steinke; Ayes 5, Nays 0
 - ii. Forest Committee
 - a. Ivy removal on trees completed and should start to see die-off
 - b. Reached out to two homeowners to address overgrowth issues and they agreed to remediate
 - c. Cove point tree will deplete the budget
 - d. May 6 second wildfire preparedness day
 - iii. Reserve
 1. Meeting on budget and reserve meetings coming up
 - iv. Safety - Rici
 1. Completed the draft communications guide
 2. Completing budget submission
 - v. Social - Suzanne
 1. Good attendance at the St Patty's day, over 80 people attended
 2. As of Wednesday, the six steering committee resigned and have to return check book, credit card and keys
 3. Treasurer will become a trustee for the Social Committee
 - vi. Motion to approve committee reports: Caldron, second Steinke; Ayes 5, Nays 0
2. Unfinished business
 - a. Trees at Rec Center

- i. Two large Spruce behind building need to be removed; arborist and Forest MGNT group agree they need to be removed due to risk to swimming pool building
 - ii. Bids \$8,800 to \$10,500 for removal; Recommend Coast Tree Service;
 - iii. Motion to approve contract: Caldron; seconded Seibold, Ayes 5, Nays 0
 - b. Review and adoption of Social Committee charter changes
 - i. Made changes to the financial and governance process but not the “artistic” part of the process
 - ii. Changes needed to reflect the financial governance and tax issues with having this kind of organization
 - iii. Move to adopt Social Committee charter changes; Steinke, seconded Seibold. Ayes 5, Nays 0
- 3. New Business
 - a. Architectural Committee appointments approved during committee report.
- 4. Adjournments: Motion to approve Seibold, seconded Steinke; Ayes 5, Nays 0