

## **Little Whale Cove Homeowners Association, Inc.**

P.O. Box 49 • Depoe Bay, Oregon 97341  
lwcha@lwcha.org

Gatehouse: (541) 765-2489  
Fax: (888) 919-3393



### **Little Whale Cover, Inc. Board of Directors Minutes of the May 26, 2023, Meeting**

#### I. Call to Order and establish a quorum.

a. Establish a quorum. Present: Clark, Buller, Caldron (Zoom), Steinke, Seibold (Zoom):  
Homeowners: 17 in person or via Zoom

b. General announcements - None

c. Homeowners Forum – 3 minutes per speaker - None

d. Approval of previous board minutes

i. April 28 regular board meeting

Motion to approve: Steinke Second: Caldron; Ayes 5 Nays 0

#### II. Management Reports

i. Monthly Financial report – Edmond and Tim

a. Reviewed budgeted spending and investments

b. Budget on track

c. FY 23-24 budget ready for approval

ii. Administration – Dena

a. LWCCOA update

1. Awaiting issuance of TIN so can seek D&O coverage

b. Health care

1. Worked with broker on new health plan

2. New plan within budgeted amount with similar benefits

C. Spectrum update

1. Awaiting detailed plan

2. Fiber optic planned - Wave also plans upgrade

3. LWC has the right to deny access

D. Scanning project update

E. Time tracking update

iii. Contracts and Maintenance -Scott

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- a. Reviewed monthly projects
  - b. Finished Innisfree refuse pad drainage improvements
  - c. Received bids for replacing the fence
  - d. Coast will be removing Sitka Spruce behind Rec Center beginning 6/12 to 6/16; request residents delay picking up mail until after 4pm during the project
  - e. Will continue work on filling cracks in outdoor courts
- Motion to approve reports: Clark Second: Steinke; Ayes 5 Nays 0

### III. Committee Reports

#### i. Architectural Committee

1. 8 new requests; 3 for roofs, approved 2; one building request for Pines approved; denied one request for trees; one completion; one fine for non-compliance

#### ii. Forest Management Committee

1. Finished clean out of lot on Overlook
2. Proposal received to do blackberry removal behind the gate house
3. Move to approve blackberry removal bid; Caldron; Second: Seibold Ayes 5 Nays 0

#### iii. Reserve Committee - Scott to look into stainless steel for replacing rusted lights

#### iv. Safety Committee

1. Final version of communications protocol out for input from community
2. Committee plans to revise the community action plan; may take a year to complete
3. Next meeting July 8
4. Encouraging residents get two way radios; info posted at mail sites

#### v. Social Committee

1. Received 50 new outdoor chairs - from reserve fund
2. 11 new members bringing group to 24
3. Brunch planned for June 11
4. 7/4 Fourth of July party, Coast Guard families invited
5. Reviewed budget - please remember to donate your cans

Motion to approve Committee reports: Caldron Second: Steinke; Ayes 5 Nays 0

### IV. Unfinished business

- a. Early gym access - tabled for more research
- b. Edgewater fence -covered in New Business
- c. Spectrum update - Covered in Management Report

### V. New business

- a. 2023-24 Budget approval

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Motion to approve: Clark Second: Steinke; Ayes 5 Nays 0

B. Road repair projects: Motion to approve various road repair projects by All City

Motion to approve: Steinke Second: Caldron; Ayes 5 Nays 0

C. Cyclone fence replacement of 200 ft; Coastal Fence vinyl coated

Motion to approve: Caldron Second: Steinke; Ayes 5 Nays 0

VI. Adjournment

Motion to approve: Caldron Second: Steinke; Ayes 5 Nays 0

Pat Hossle

406-544-1635