

**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



**MONTHLY BOARD MEETING**

**Little Whale Cove, Inc.**

**Board of Directors**

**Minutes of the June 23, 2023 Meeting**

I. Call to Order and establish a quorum.

a. Establish a quorum.

Attending: Clark, Buller, Seibold, Caldron (via Zoom); Absent: Steinke

b. General announcements - None

c. Homeowners Forum – No participants

d. Approval of May 26 regular board meeting minutes

Motion: Seibold 2nd Clark; Ayes 4 Nays 0 Absent 1

II. Management Reports

i. Monthly Financial report – Edmond and Tim

Still below budget but likely to be close to budget by end of June

Investments still above recent rates improving income

CPA engagement letter finished for next annual audit

ii. Administration – Dena

a. LWCCOA update

Drafted MOU for board approval and transmission to LWCCOA

Articles of incorporation submitted and amended

Received TIN

Next, budget and insurance

b. General Superintendent update

Interviews completed, background check

iii. Contracts and Maintenance -Scott

## **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



Successful removal of spruces behind the pool building

Pool drained, cleaned and new light installed. Passed inspection

Reviewed upcoming month

Help requested help at putting up the tent

Overseeing various road, tree and fence projects

Some homeowners have received notices that their trees need to be trimmed

Motion to approve: PC 2<sup>nd</sup> EC; Ayes 4 Nays 0 Absent 1

### III. Committee Reports

i. Architectural Committee

ii. Forest Management Committee

iii. Reserve Committee

iv. Safety Committee

v. Social Committee

Motion to approve: EC 2<sup>nd</sup> Caldron; Ayes 4 Nays 0 Absent 1

### II. Unfinished business - none

### III. New business

Resolutions:

a. Motion to approve draft Memorandum of Understanding to LWCCOA for review and subsequent negotiations

Motion: Caldron 2<sup>nd</sup> Seibold; Ayes 4 Nays 0 Absent 1

b. Motion to approve hiring Pat Hossle as General Superintendent

Motion Caldron 2<sup>nd</sup> Clark; Ayes 4 Nays 0 Absent 1

c. Motion to approve Board Meeting Management Process

Motion: Caldron 2<sup>nd</sup> Seibold; Ayes 4 Nays 0 Absent 1

### IV. Adjournment

Motion: Seibold 2<sup>nd</sup> Caldron; Ayes 4 Nays 0 Absent 1