

**Little Whale Cove HOA
Board of Directors
Minutes of the July 28, 2023 meeting**

1. Establish a quorum
 - a. Present: Clark, Steinke (Zoom), Caldron, Seibold, Buller
 - b. Homeowners – 16 on Zoom/16 in person
 - c. Quorum established
2. Regular business
 - a. General Announcements
 - b. Homeowner Forum
 - i. Brady Wagner Depoe Bay responded to homeowner questions about the Spectrum easement
 - c. Approval of the board minutes of June 23 meeting
 - i. Motion Caldron Seconded: Clark Ayes 5 Nays 0
 - d. Management reports
 - i. Monthly Financial Report: E Clark & Tim Buller
 1. Annual audit is beginning – Dena will be busy on this
 2. FY2022-23 ended below budget despite higher utility costs
 - ii. Community Manager Report – Dena
 1. Gave an update on our new General Superintendent j
 2. Updated her primary goals for this fiscal year
 - iii. Contracts and maintenance – Scott
 1. Scott updated various projects the grounds and building team are working on
 2. Motion to approve research on walking trail improvements
 - a. Motion: Clark Second: Seibold Ayes 5 Nays 0
 - iv. Approval of the management report
 1. Motion: Caldron Second: Clark Aye 5 Nays 0
 - e. Committee reports
 - i. AC – Paul Banas
 1. Depoe Bay has received funds for affordable housing, will monitor the Track 9 situation
 2. 2 pre-approvals, 3 requests, 4 completions; one maintenance fine
 - ii. Forrest – Paul Banas for Dave Dumas
 1. Successful ivy pull completed
 2. Homeowner cleared their lot, volunteers did common areas
 3. Pines having issues of overhanging trees, working on remediation for insurance coverage requirements
 - iii. Reserve – Tim Buller
 1. Roadway reserves will be depleted over the next two years as roads are updated
 2. Prioritized by road engineer and available on-line

- iv. Safety – Rici Peterson
 - 1. Need replacement Safety Captains for areas 5, 7 and 10. Please be open to volunteering for these positions. Primary role is the coordinate communications between homeowners and safety operations personnel. Minimal training and time requirements.
 - 2. Clean-up of the SOC on August 5th at 9:15 after radio check. If you'd like to volunteer and get free pizza, please RSVP to Rici at underthetucson6@gmail.com
- v. Social
 - 1. Balance of checking account of \$5668
 - 2. Well attended July 4th picnic
- vi. Motion to approve Committee Reports
 - 1. Motion: Seibold Second: Caldron Ayes 5 Nays 0
- 3. Unfinished business
 - a. Spectrum easement – motion to approve granting easement to Charter Communications
 - i. Motion: Caldron Second: Seibold Ayes 4 Nays 1 (Steinke)
 - b. Community Manager Appointment
 - i. Motion: Caldron Second: Clark Ayes 5 Nays 0
 - c. Performance review process
 - i. Motion: Caldron Second: Clark Ayes 5 Nays 0
 - d. Performance review coordinator - Seibold
 - i. Motion: Caldron Second: Clark Ayes 5 Nays 0
- 4. New business
 - a. Singing tree walking path. See above
 - b. IconiPro Rec Center bid. – deferred for next meeting
 - i. Motion: Caldron Second: Clark Ayes 5 Nays 0
 - c. Weight limits – including weight limits in contractor packet
 - i. Motion: Caldron: Second: Seibold Ayes 5 Nays 0
 - d. Signage upgrades – most of our signs are not in compliance with state standards;
 - i. As we upgrade signs when replacement for visible height, reflective surfaces, speed bumps and bushes
 - e. Fitness center renewal
 - i. Many residents have approached board members about improving fitness center equipment and décor deferred from the Rec Center improvements
 - ii. Director Caldron would like to form an ad hoc committee to study
 - iii. Motion: Caldron Second: Seibold Ayes 4 Nays 1 (Clark)
- 5. Adjournment
 - i. Motion: Caldron Second: Clark Ayes 5 Nays 0