

**Little Whale Cove HOA
Board of Directors
Minutes of the Aug 25, 2023 Meeting
Recreation Center**

1. Establish a quorum
 - a. Present: Clark, Steinke, Caldron (zoom), Seibold, Buller – forum established;
Homeowners: 20 via Zoom, 8 in person
 - b. Additions to agenda
 - i. None
 - c. Homeowners – Forum
 - i. No comments
2. Regular business
 - a. General Announcements
 - b. Addition to agenda – Lot J
 - c. Homeowner Forum
 - d. Approval of the board minutes of July ___ and July 28 meetings
 - i. Motion: Caldron Secoded: Seibold; Ayes 5 Nays 0
 - e. Management reports
 - i. Monthly Financial Report: E Clark & Tim Buller
 1. First month if fiscal year
 2. High interest rates continue to help investment income
 3. 2023 audit process is underway
 - ii. Community Manager Report – Dena
 1. Gate house improvements underway – use garage to enter until end of month
 2. Call for candidates for IPHCA boards –
 - a. Candidate’s forum 10/8
 - b. Election 10/28
 - iii. Contracts and maintenance – Scott
 1. Scott updated various projects the grounds and building team are working on
 - a. Fence section prepped and painted; bridge on north end prepped for painting; bridge between Nesting Glade and Walking Wood repaired;
 - b. Developed a 1500’ pedestrian walkway from gatehouse
 - c. Two bids received for sealcoating – will try to complete in by end of October
 - d. Upcoming: seal cracks in tennis courts; replacing the porch rail and painting; complete all seal coating; annual tree survey in September; continue documenting draining.
 - e. If homeowners want to piggy back with Allen’s on their driveways, please contact Allen’s directly

2. Motion to approve: sealcoating project with Allen's
 - a. Motion: Seibold; Second: Clark; Ayes 5 Nays 0
 - iv. Approval of the management reports:
 1. Motion: Steinke; Second: Clark; Ayes 5 Nays 0
 - f. Committee reports
 - i. AC – Paul Banas
 1. 11 requests; All approved
 2. One pre-approval for tree removal
 3. Lot 157, presented issues concerning access easement for Lot 157 – deferred for further research
 - ii. Forrest – Dave Dumas
 1. Blackberry removal completed – fire risk; will replant with native plants next month; can now access ditch
 - a. Paul Caldron requests signs so residents don't walk in the area particularly with pets until the space is fully restored
 2. Pines tree trimming update
 3. Contracting ivy removal for Pines spruce trees
 - iii. Reserve – Tim Buller
 1. Summer 2023 work completed; sealcoating to be completed
 2. Work group considering Fitness Center updates
 3. Gate house work to be completed soon
 - iv. Safety – Rici Peterson
 1. Concern about a lack of tsunami warning – communicate to City of Depoe that this issue be taken up and resolved.
 2. Residents should reach out to city to apply for grants to upgrade warning system, not necessarily towers; attention to the Planning Committee.
 3. Motion: Steinke Second; Seibold; Ayes 5 Nays 5
 - v. Social – by Paul Caldron
 1. Funds available \$5,695
 2. Happy hour 9/26 at Rec Center
 3. 9/30 fall fiesta; Mexican food
 4. Artisan showcase planning continues; check emails
 - vi. Motion to approve Committee Reports
 1. Motion: Caldron; Second: Seibold Ayes 5 Nays 0
3. Unfinished business
 - a. Singing tree walking path proposal
 - i. 1500 ft, 4-5 ft wide; erosion/weed barrier. Wood chips or gravel; simple bridges for drainage ditches
 - ii. Next step: create materials list; will do in-house; enough screening for privacy
 - iii. Full proposal for next board meeting; hope to partially complete this year
 - iv. PC, should there be a raised walkway
 - b. Iconopro security proposal for Rec Center

- i. Quote received for improvements;
 - ii. Staff should come back with options and a recommendation at the next board meeting; tabled
- 4. New business
 - a. Election Committee
 - i. Ad hoc committee
 - ii. Rici Peterson, JoAnn Cannon, Beverly Russell, Lori Czerwinski
 - b. Ad hoc Fitness Center Upgrades
 - i. Formed ad hoc committee; first meeting tomorrow
 - ii. Will formulate a survey to the community
 - iii. Compiling comments ahead of the survey
 - c. Dark skies, common areas
 - i. Need to put lights above the sign, not below
 - ii. Coastal walk lights need to be removed and disconnected from electricity source which are individual homes
 - d. Joint board meeting: September 15th at 10 am
 - i. If boards have specific issues for the agenda, please submit to Dena.
- 5. Adjournment
 - i. Motion: Steinke; Second: Clark; Ayes 5 Nays 0