

# 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



## Regular Board of Directors Meeting February 23, 2024

- I. Call to Order and Establish Quorum
  - A. Present: Paul Banas, John Davisson, Ronda Hipshman, Greg Steinke, Les Blumenthal, and Dena Patterson
  - B. Additions to the Agenda: None
  - C. General Announcements: Banas announced he will be taking over as liaison for the Forest Management Committee
  - D. Opening Homeowner's Forum—No comments
  - E. Motion by Steinke to approve January 26th Regular Board Meeting Minutes, Seconded by Davisson, approved unanimously
  
- II. Reports
  - A. Management Reports
    1. Financial – Greg Steinke
      - a. Monthly and Year-to-date budget review
      - b. January under budget by \$3,336.76
      - c. January Reserve spending was \$1,685.00
      - d. Reserve investment re-invested in 3-month Treasury Bills
      - e. Financial Report details are available on our LWCHA website
    2. Administrative – Dena Patterson
      - a. Updated Website is active with same address, domain has been transferred to LWC. Members need to re-register on the site for access
      - b. Audit process completed, taxes probably filed next week
      - c. Manager will meet with the Budget Committee
      - d. Manager working with maintenance on summer project schedule
      - e. Bat issue in Exercise Room being taken care of
    3. Maintenance – Pat Hossle
      - a. Moss was treated on Recreation Center roof
      - b. Asphalt repair by Cinder Cone completed
      - c. Spring bulb planting done
      - d. Monitoring Spectrum/CLPUD activities with weekly assessment notes
      - e. Community Signage needs repainting
      - f. Getting bids for tree/shrub overgrowth on roads for fifteen foot clearance
      - g. Clean up of outside pool storage area being done; plan to enclose west side
      - h. Maintenance working on cleanup after bat issue

John Davisson thanked Pat Hossle for all his hard work. Les Blumenthal noted that maintenance must be cautious with health dangers associated with the bat issue.

## 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



### B. Committee Reports

1. Architectural – Allen Sayles not present, Dena Patterson reported:
  - a. No trees were lost during the ice storm
  - b. There were no Pre-Approvals for the month
  - c. Two requests for siding, roof and deck, one approved, one tabled
2. Forest Management – David Dumas
  - a. Reminder that meetings are now 3<sup>rd</sup> Tuesday of each month at 1:30 P.M.
  - b. Arbor Day Event will be two-days
    1. May 3<sup>rd</sup> will be ivy pull and tree planting
    2. May 4<sup>th</sup> will be Educational presentations and Fourth Annual Chili Cookoff
  - c. A project list is being developed for new fiscal year input to the Budget Committee
  - d. Next Meeting is March 19<sup>th</sup> at 1:30 PM in the Rec Room
3. Reserve – John Penrod
  - a. Rolled roofing for the Boardwalk was \$557.00
  - b. IPHCA Transfer was \$1,081.09
  - c. Currently reviewing past expenditure, maintenance plan update and funding models for five year tactical plan. Meeting with RDH consultant later today.

A motion was made by Banas to approve the reserve expenditures for January, Seconded by Davisson, passed unanimously.

4. Safety – Anne Bradley
  - a. Committee is hosting a 'Shelter in Place Tips' Presentation at the Rec Center on March 6<sup>th</sup> at 7:00 PM—addressing surviving by being prepared
  - b. Keys to the Rec Center have been allocated for easier access during emergencies—four to Safety Committee members and the BOD Chair
5. Social –Kelly Caldron
  - a. FLWC has hosted two successful coffeehouse music events; more planned
  - b. The St. Patrick's Day Event is scheduled for March 16<sup>th</sup> with food provided by the FLWC so will be an RSVP event, watch for the announcement
  - c. FLWC bank balance is \$3,559
  - d. Next FLWC meeting is March 21<sup>st</sup> at 3 PM in the Library
  - e. Getting a proposal ready for the BOD regarding a possible Community Garage Sale
6. Welcome Committee—Paul Banas for Molly Dumas
  - a. The first meeting was held on February 19<sup>th</sup>
  - b. Committee has five volunteers and is developing a plan and packet needs

A motion was made by Blumenthal to approve \$100 to the committee to purchase bags for the welcome packets, Seconded by Hipshman, passed unanimously.

7. Election Committee – Paul Banas read report from Vicki Berchou, the new Chair

## 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



A motion to approve all of the Committee reports was made by Steinke, Seconded by Blumenthal, passed unanimously.

### III. Old Business

- A. Spectrum and CLPUD Update – Paul Banas
  - 1. Phase II is completed and ready to go into Phase III
  - 2. Depoe Bay Water/Sewage is on site due to boring and need to work on accurate location of water/sewage lines
  - 3. Spectrum will be running fiber and powering up lines as they go so Innisfree will be ready to have service soon
- B. Exercise Room Progress – Paul Caldron
  - 1. Review of available funds and Halvorson Mason bid which does not include lighting. Also reviewed two electrical bids.
  - 2. Discussion of what part of project was fire/safety code updates versus remodel and dividing into two different projects for reserve consideration
  - 3. Item tabled for the following: Penrod report after Reserve meeting as to funds, Contractor's report on required/mandatory safety/fire code corrections, and contractor's further flooring options to keep cost within budget
- C. Rec Center Generator System—Paul Banas
  - 1. Two Bids received so far for system--neither acceptable due to cost (\$40K & \$60K). Arlyn Hoffman suggested some lower cost options, which Chair Banas will discuss with him at later date.
  - 2. Tabled for now as we do have three small generators for emergency use
- D. Establish Budget Committee

Motion was made by Davisson to establish committee members: Mark Opplinger, Scott Whitmire, Stuart Cory and Valerie Davisson as budget committee members, with Greg Steinke (Treasurer) as Chair. Seconded by Hipshman, passed unanimously.

### IV. New Business

- A. Welcome Committee—was discussed in Committee Reports
- B. Depoe Bay Energy Resilience Program – Joe Cannon
  - 1. Discussion on Green Energy Grant Development and Study
  - 2. Establishment of Depoe Bay Energy Resilience Task Force
  - 3. Partnership with Depoe Bay City Council and Mayor
  - 4. Report about the grant writing from Scott Whitmire
- C. UV Light Pool Conversion—Paul Banas
  - 1. Pat Hossle will get pricing for possible conversion from chlorine to UV Light, along with current chemical costs and any potential savings by converting
  - 2. Proposal will be presented at next BOD meeting
- D. Closing Homeowner's Forum—No comments

## **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



- V. BOD Closing Statements – Paul Banas announced that the Depoe Bay Fire Chief (resident Bryan Daniels) is looking for interested community members to apply for the Depoe Bay Rural Fire Protection District Board vacancy. Those interested need to send a letter of interest by 29 March. An announcement flyer will be posted, or contact Jana for details.
- VI. Adjournment  
A motion was made to adjourn the meeting at 11:48AM by Steinke, Seconded by Davisson, passed unanimously.