

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 January 26, 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:
Power Outage Report and Presentation of Alternate Energy added to New Business.
 - C. General Announcements:
Banas announced work being done with Safety Committee After Action Report on the Power Outage for preparing a Near-Term and Long-Term Community Plan
 - D. Opening Homeowner's Forum
 1. Kari Steinke thanked community for help during the outage.
 2. Banas thanked Yves for opening the Rec Center for the community and turning on the generator.
 3. Mark Oppliger pointed out the need to consider the Safety Committee to be able to help with opening the Rec Center and get the generator on if staff is not available. Banas said it will be in the Near-Term Plan.
 - E. Motion by Blumenthal to approve December 22nd Regular Board Meeting Minutes, Seconded by Steinke, approved unanimously

- II. Reports
 - A. Management Reports
 1. Financial – Greg Steinke
 - a. Evaluation of Staff will be done during time of Fiscal Budget Process
 - b. Monthly and Year-to-date budget review
 - c. Reserve investment matures in February, should be re-invested in Treasury Bills with 3-month cycle with the two required signatures to transfer.
 - d. Community Manager is handling delinquent homeowner fees.
 - e. Financial Report details are available on our LWCHA website

Motion by Banas to renew Treasury Bill on February 22nd for 3 months,
Seconded by Davisson, passed unanimously.

Motion by Banas for other funds to be moved to T-bills, Seconded by Davisson,
passed unanimously.
 2. Administrative – Dena Patterson
 - a. Communicating with Werner Host on website update
 - b. Working on preparations for Tax Filing
 - c. Prepared new, updated Architectural forms for AC Members
 - d. Working on Audit last steps

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- e. Scanning documents for archiving those older than three years;
Dena thanked the community members/volunteers who are helping with the Archiving project.
3. Maintenance – Pat Hossle
 - a. Completed projects reviewed: culverts and repairs to some walking paths, others in progress
 - b. Maintenance Shop has been reorganized
 - c. Inventory of Community Signs needing repair completed
 - d. Painting and lighting upgrade still scheduled for gatehouse office
 - e. Trimming tree branches along roadways being done
- B. Committee Reports
 1. Architectural – Allen Sayles not present
Dena did report on Lot 156 pre-construction Progress followed by a discussion of further needs for the owner to begin construction
 2. Forest Management – David Dumas
 - a. New meeting schedule is 3rd Tuesday of each month at 1:30 P.M.
 - b. Committee developing the project list for the new Fiscal Year
 - c. Dave Grace announced as a new member of the committee
 - d. Annual Arbor Day Event/Chili Cookout will be on April 27th
 - e. Thanks to Yves for working on ivy clearing on Tract B
 3. Reserve – John Penrod
 - a. New committee had an organizational meeting this week with a focus on dividing up areas and monthly evaluations
 - b. RDH is coming in February to begin Reserve plan update
 - c. Penrod suggested adding Reserve Charter and balance status to website

At this time a motion was made by Banas to approve Anne Bradley as the Chair of the Safety Committee, Seconded by Blumenthal, passed unanimously.

 4. Safety – Anne Bradley
 - a. Next meeting is Saturday, February 3rd at 9:30 A.M.
 - b. All meetings will be held on the 1st Saturday of each month at 9:30 A.M.
 - c. Goal is to assure committee is ready for the next outage/emergency with community members prepared to be 'Self Sufficient'
 5. Social – Kelly Caldron
 - a. Review of Social Committee survey results, details can be found Kellcaldon@yahoo.com or sunshinecoastdawn@gmail.com
 - b. Review of 2024 Event Calendar planned, based on survey results
 - c. Next meeting is February 21st in the Library at 3 P.M.
 - d. FLWC 'Blue Bag' recycling account approved and to begin
 - e. FLWC Financial balance reported as \$3,559
 - f. Music PA System and Fundraiser was approved by BOD

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Following a discussion about FLWC using the LWC Zoom, the FLWC was advised to plan for purchase of their own Zoom account

Motion to approve all Management and Committee reports made by Steinke
Seconded by Blumenthal, passed unanimously

III. Old Business

A. Spectrum and CLPUD Update – Paul Banas

1. A Review of the Six Drilling Phases, Spectrum currently in Phase I
2. Spectrum most likely here until March
3. Members will be notified when they will be working in their neighborhood
4. CLPUD is behind due to weather, but still following their original plan
5. Banas reviewed the areas involved

B. Exercise Room Progress – Paul Caldron

1. Lincoln County Building Inspector has no building plans for this, a scaled sketch by the contractor is being used
2. Current Halveson Mason quote is \$28,000 on construction, not including electrical or lighting, waiting for detailed proposal/bid from electrician
3. Dave Maquire brought up the need for forced ventilation—was discussed
4. BOD Davisson asked about timeline—guestimate for project is two months
5. John Penrod pointed out the proposal does require volunteers (demolition, painting) and will need work waivers from the volunteers

Motion to approve Ad Hoc committee to move forward with Preliminary Planning to include a detailed proposal, required permits and firm quotes made by Banas with a not to exceed budget of \$36,000, Seconded by Blumenthal, passed unanimously.

C. Ad Hoc Committee for Revision of CCRs and By Laws (i.e., Governance)

Motion made to approve those volunteers who came forward to be on the Ad Hoc committee, Seconded by Davisson, passed unanimously.

D. Call for Committee Volunteers

Announcement made by Banas for new members for AC, FMC and Safety Committees

IV. New Business

A. Proposal for Website Update and Hosting

1. Justin Werner of WernerHost made a presentation about the website
2. Questions were fielded and answered

Hipshman suggested the BOD, Manager and Werner meet to discuss the details of our website update to assure he is able to do what we need/want and see if it will involve a different cost proposal based on our specifics. Meeting was scheduled.

B. Election Committee and Budget Committee

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1. A Motion to approve the volunteers for the Elections Committee, Seconded by Blumenthal, pass unanimously.
 2. Call for Budget Committee Members extended through February
- C. LWC New Member Welcome Committee
1. Discussion of purpose, duties and responsibilities
 2. Molly Dumas volunteered to coordinate and meet with Manager

A motion was made to reinstate a New Member Welcome Committee, Seconded by Davisson, passed unanimously.

- D. Near- Term Safety Plan
1. Designate the Rec Center as headquarters during an emergency event
 2. Discussion of need for radios for all residence to receive and send emergency communications in Safety Plan.

A motion was made to raise the Escrow packet cost \$25 to provide a radio to new homeowners by Banas, Seconded by Davisson, passed unanimously.

- E. Long-Term Safety Plan
1. Presentation was made by Joe Cannon for the 'Community Renewable Energy Grant Program
 2. Discussion included CLPUD/Depoe Bay City partnership, the grant process, LWC as a 'test project' for the coastal area and the resiliency program

A motion was made to establish an Ad Hoc Committee to work with Joe Cannon to discuss and write an application for the grant by Blumenthal, Seconded by Davisson, passed unanimously.

- F. Closing Homeowner's Forum
- Rheana Koone made an informative presentation about the benefits of Ultra Violet Light filters for our community pool versus the use of chlorine. She will send her research/info to the BOD and this will be added to the February Meeting Agenda under New Business.

V. BOD Closing Statements - None

VI. Adjournment

A motion was made to adjourn the meeting at 12:20 P.M. by Banas, Seconded by Davisson, passed unanimously