

## 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 March 22, 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: Track J A/C Decision Appeal under New Business
  - C. General Announcements: Tom Jackson, Division Chief of the Depoe Bay Fire District reviewed Ballot Measure 21-223 up for vote May 22<sup>nd</sup>, the Fire Levy to support:
    - \*24/7 Services: firefighters, rescue, EMTs, paramedics, lift service, smoke alarm checks/installation, public education
    - \*Provide needed equipment and staff
    - \*Four other DBFD staff were present to hand out informational flyers
    - \*Contact [info@depoebayfire.com](mailto:info@depoebayfire.com) for more details
  - D. Opening Homeowner's Forum—No comments
  - E. Motion by Davisson to approve February 23<sup>rd</sup> Regular Board Meeting Minutes, Seconded by Steinke, approved unanimously
  
- II. Reports
  - A. Management Reports
    1. Financial – Greg Steinke
      - a. Monthly and Year-to-date budget review
        1. February operating expenses were under budget at \$5,231.33
        2. Year-to-date operating expenses are over budget by \$4,440.53
        3. Reserve checking is at \$151,783.06
        4. Total Reserve Fund Balance is \$499,193.49
        5. February Reserve spending was \$1,597
      - b. Budget committee has met, next meeting is March 29<sup>th</sup>
      - c. Soliciting budget information/input from committees
      - d. Call for volunteers with insurance experience to join Greg Steinke and Valerie Davisson in an AD HOC committee to assess our LWCHA Insurance Policy.
    2. Administrative – Dena Patterson
      - a. Audit is complete and tax returns filed
      - b. Federal and State taxes paid due to the interest earned on the T-bills
      - c. Members need to re-register on the new website to get access
      - d. Manager working with WernerHost to create user roles so committee chairs can monitor their own sites
      - e. Developing a new At-a-Glance online calendar
      - f. CLPUD has completed Phase I and working on Phase II; there will be 3-6 hour power outages as they work. Will send notifications of when and where

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Paul Banas added that Spectrum Phase IV is complete with two more phases to go. Spectrum is placing and activating cable as they go; project end is scheduled for mid-to end of April.

- g. Large Bulletin board to be posted outside Rec Center with bulletins from FLWC and Community Calendar
- 3. Maintenance – Pat Hossle
  - a. Bat problem taken care of with cleaning, disinfecting, and replacing ceiling insulation; mesh added to prevent further rodent/bat entry
  - b. Sign evaluation complete; cleaning/repainting will begin weather permitting
  - c. Staff will begin work on properly installing north-side ocean path railings and additional support posts, power-washing and painting over the next few months
  - d. Outside pool storage area assessed for future use
  - e. Monitoring Spectrum/CLPUD activities with weekly assessment notes
  - f. Review of March maintenance tasks
- B. Committee Reports
  - 1. Architectural – Paul Banas for Alan Sayles
    - a. Last meeting on March 14<sup>th</sup> with five pre-approvals and eight new requests: seven approved and one denied
    - b. The next meeting is April 4<sup>th</sup>
    - c. Three committee members need to be appointed/reappointed. Banas made a motion to re-appoint current members on committee as recommended by AC Chair, was seconded by Blumenthal and pass unanimously.

Discussion/point of order made by Scott Whitmire that proper procedure had not been followed in eliciting new committee members. A new motion was made by Davisson to delay the appointment of the three members for 30 days to allow others to volunteer to serve on the committee, seconded by Steinke, passed unanimously.

- 2. Forest Management – David Dumas
  - a. 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 at 12 P.M.
  - b. FMC is developing a project list for new fiscal year input to the Budget Committee
- 3. Reserve –Dena Patterson for John Penrod
  - a. Reserve Study was \$516
  - b. IPHCA Transfer was \$1,081

A motion was made by Blumenthal to approve the reserve expenditures for February, Seconded by Steinke, passed unanimously.
- 4. Safety – Anne Bradley

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- a. Fifty-two people attended the 'Shelter in Place Tips' and two new safety captains were appointed. Still need captains for Shining Mist and Edgewater.
- b. Joe Cannon will do a Generator presentation on April 6<sup>th</sup> at 2 P.M.
- c. Oregon Dept. of Emergency has Zoom meetings once a month
5. Social –Dena Patterson for Kelly Caldron
  - a. February 13<sup>th</sup> coffee house was successful with entertainment from Doug Meyer, Will Hobbs and Molly Dumas. All tips are donated to PA Fundraiser
  - b. March 16<sup>th</sup> Patrick's Day party was attended by about 70 people; two members joined FLWC at the event
  - c. A Chicken by the Sea BBQ is planned for April 12<sup>th</sup> with dinner provided Inside unless there is dry weather for outside
  - d. Main Fundraiser event for the PA system will be the Silent Auction with live music by the Coffeehouse Ensemble on May 18<sup>th</sup>
  - e. Proposal for a Neighborhood Garage Sale in June being developed
  - f. FLWC bank balance is \$3,559
  - g. Next FLWC meeting is April 18th at 3 PM in the Library
6. Welcome Committee—Molly Dumas
  - a. Committee compiling more materials for new resident 'bags'
  - b. Will meet and invite recent new residents as well

A motion was made by Blumenthal to approve committee reports, seconded by Steinke, approved unanimously.

### III. Old Business

- A. Spectrum and CLPUD Update – covered during Administrative Report
- B. Exercise Room Progress – Paul Banas for Paul Caldron  
Update tabled until after fire inspection regarding window requirements
- C. UV Light Pool Conversion – Pat Hossle
  1. Conversion Proposal cost of \$3,417 reviewed
  2. Discussion of replacement cost after the 1 ½ year use
  3. Hossle will get that info to present at the next BOD meeting
- D. Budget Committee Update  
Steinke announced he invites questions/comments to his email as the committee works on the budget
- E. Election Committee—Vicki Berchou
  1. Committee working to update policy and procedure
  2. Steinke presented idea of electronic voting; will compare/discuss cost and possibility at next meeting

### IV. New Business

- A. Depoe Bay Green Energy Resilience Program – Joe Cannon
  1. Review of the Grant Program

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2. We a partners with Depoe Bay Mayor
3. Program is Depoe Bay Green Energy Resilience Task Force
4. Scott Whitmire working on Grant Application
5. Next meeting with Mayor is April 4<sup>th</sup> at 1:30 P.M., a community event
  
6. Paul Banas discussed the various proposals/bids for generators at the Rec Center. Still compiling cost options for this Near Term solution to power outages with the Resilience Program as Long Term solution.
  
- B. Appeal of A/C Denial Decision for Track J in LWC
  1. Banas reviewed the history of Track J (sole access to Lots 156 and 157) with overriding issue of Lot 158 driveway pavers extending about six feet onto Track J and interfering with easement of Lot 157. Also discussed “legal review and recommendation” documents from previous BOD in September 2023
  2. A/C Application proposed by owner of Lot 157 to pave the south end of Track J, replace culvert and remove pavers to create required legal access to both Lot 156 and 157 was denied by the AC based on incomplete information and legal ramifications of the decision, which are outside the scope of the AC’s authority A motion was made by Banas to overturn the A/C Denial Decision, with the Lot 157 owner obligated to pave the southern portion of Tract J and then sign off ownership to LWCHA, with HOA responsibility to extend the drainage system from south end of culvert to centerline of Lots 157 and 156 and southward a distance determined by drainage study and paid from reserves. Seconded by Steinke, approved with four ayes and a nay by Davisson. A/C decision was reversed.
  
- C. Closing Homeowner’s Forum—Mike Johnson reviewed the history of his residency on Cormorant and relationship to Track J
  
- V. BOD Closing Statements—no comments
  
- VI. Adjournment

A motion was made by Banas, Seconded by Blumenthal to adjourn the meeting at 11:52 A.M., passed unanimously.