

**Little Whale Cove Condominium Association  
Board of Directors Meeting  
Minutes for March 12, 2024, 10:00 a.m.**

1. Call to order, quorum established at 10:00. Board members in attendance: Scott, John, Don and Judy.
2. Minutes of 2/13/2024 approved (Judy moved; John seconded)
3. Old business
  - a. Update on collection of 2024 1st half assessments: Dena reported 3 payments from Pines and 3 from Meadow House owners have been received. She has also received questions about assessments. Dena further shared she has set up Quick Book for COA accounting and added that LWCCOA homeowners will get electronic invoices twice a year, with the 2nd payment due in June, to align with LWCHA's separate invoice payment schedule.
  - b. Restated declaration and bylaws – Homeowner comments and town hall: Gene hadn't reviewed and approved the final edits on the LWCCOA board approved declarations and bylaws document drafts that were not only sent out to 31 COA homeowners for review and voting but had been sent to the OR State Real Estate Authority. Gene has now been re-edited, sent to the state office, and it will take up to 45 days for the state office to review and hopefully approve the updated drafts. COA homeowners will need to vote on state approved documents.
  - c. John asked if we have official documentation that the LWCCOA and its elected board are legal. Dena says yes that we are registered with the state and have EIN number. She added that we are (or will be) on the new LWCHA website.
4. and 5. New Business and Homeowners Forum: discussion on the energy resilience grant application, in cooperation with Depoe Bay, regarding back-up power systems for when the grid goes out. Scott mentioned some ideas for MH. Dena pointed out that we have the only community building (our rec center) in Depoe Bay that is out of a tsunami zone. John asked what budget might be needed, e.g. in reserves, to develop resilience for the rec center for community use and suggested "place holder" money. A vote on a motion to have an AC component for MH for a task force to address this matter (including AC) was passed.

We will formalize and adopt our LWCCOA budget at our April 9<sup>th</sup> meeting. Then the next board meeting, following a quarterly schedule, will be in July.

Dave Grace was invited to report on go-fund-me community support and work being don on Pat Neal's home.

6. Adjourned at 10:59