

Little Whale Cove Homeowners Association, Inc.

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**Joint Board Meeting of LWCHA/IPHCA/LWCCOA
March 29, 2024**

I. Call to Order and Establish Quorum

Present: Paul Banas, John Davisson, Ronda Hipshman, Greg Steinke, Les Blumenthal, John Penrod, Scott Whitmire, Judy Sims, Don Olson (Zoom), Mike Ramos, Linda Salazar and Dena Patterson

II. Reserve Funding—John Penrod

- A. Review of Reserve statutes and the funding relationship between LWC and IPHCA
 - 1. Assets covered by reserve are all owned by LWC; there is no fractional ownership
 - 2. Reserves cannot be transferred to another organization as they are now to IPHCA
 - 3. Reserves cannot be transferred to Operations, but can be borrowed and repaid
 - 4. RDH prepares/updates Reserve study based on same criteria for all LWC assets (LWCHA IPHCA, LWCCOA), which is used for input to the budget plan
- B. Review of separation of IPHCA and LWCHA Reserves
 - 1. IPHCA funding on own will raise IPHCA HOA fees by about \$25 per month
 - 2. IPHCA funding will reduce LWC HOA fees by about \$4 per month
- C. Recommendation
 - 1. Stop the current funding process
 - 2. Return all funds already transferred back to LWCHA
 - 3. Have one Reserve fund for entire community, administered by one LWCHA Reserve Committee to include membership from IPHCA and LWCCOA
- D. Discussion
 - 1. Steinke recommended going back to original MOU based on Oregon Statutes
 - 2. Salazar indicated IPHCA may get an attorney to study this issue
 - 3. Further discussion on MOU. Paul Banas gave Linda Salazar the required written 30-day notice from LWCHA to IPHCA to terminate the current (2022) MOU.

III. Innisfree voting member on Architectural Committee

Paul Banas explained that the AC allows all six members to vote on all AC project applications, and until recently had two IPHCA members on the committee. He also stated that current By Laws indicate three regular members and three alternates, but would work with the ad hoc Governance committee to formally recognize six regular members on the AC in proposed revisions to the Governing documents.

IV. Preemptive plan for Depoe Bay Tract D

- A. Discussion on fencing for LWC border already a prerequisite to build per Plechaty sales agreement
- B. Plan includes fence, trees and berm

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- C. Oregon Housing Authority will need to provide acceptable fencing/barriers once given approval by Planning Commission

- V. Plan for replanting the cleared area to reduce highway noise—David Dumas
Forest Management has been studying the area this winter for ‘sitting water’ and will continue to this spring to plan the replanting project to include trees and shrubs.

- VI. Innisfree and MOU—Linda Salazar complimented Pat and Yves on their excellent maintenance of IPHCA common areas

- VII. Speaking Out—Les Blumenthal
Blumenthal read a letter from the LWCHA BOD to the community about the damage the bogus website, Little Whale Cove Freethinkers, is doing to our members and our community as a whole.

- VIII. Owner’s Forum
 - A. Richard Salazar – complimented pre-emptive planning on Tract D fencing
 - B. Dave Maguire –Expressed appreciation for the LWCHA Board’s letter to the community and reiterated that the bogus website had no useful purpose in LWC
 - C. Richard Salazar—questioned the lack of participation of LWCHA BOD members in FLWC social events.

- IX. Adjournment

A motion was made by Blumenthal, Seconded by Steinke to adjourn the meeting at 4:03 P.M., passed unanimously.