

## 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 April 26, 2024

- I. Call to Order and Establish Quorum
  - A. Present: Paul Banas, John Davisson (Zoom), Greg Steinke, Les Blumenthal (via Zoom), and Dena Patterson
  - B. Additions to the Agenda: Rec Center Reservation Clean Up Checklist and Postal Package Lockers
  - C. General Announcements: Ronda Hipshman has resigned from the Board effective immediately due to health reasons. Chair Banas suggested that Bill Johnson be appointed as interim Director to fill her position until the next election in October. All Board members approved. Banas also noted that the Director of Lincoln County Housing Authority had to reschedule her presentation on the Depoe Bay Townhomes until the May 24 Board meeting due to a scheduling conflict.
  - D. Opening Homeowner's Forum—one comment
  - E. Motion by Steinke to approve March 22<sup>nd</sup> 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
        1. March operating expenses were under budget by \$932
        2. Year-to-date operating expenses are over budget by \$2,724
        3. Total Operating Fund Balance is at \$268,870
        4. Total Reserve Fund Balance is \$510,790
        5. March Reserve spending was \$3,645
      - b. Budget committee is completing its work and will host a Town Hall in May
    2. Administrative – Dena Patterson
      - a. Central Lincoln PUD has completed their work and required road repairs, with final walkthrough accomplished yesterday
      - b. Spectrum has completed their work and now in the road repairing phase
      - c. The neighborhood to the south (Oceana) must hook into Depoe Bay sewage system via LWC common area through our "Old Growth Forest". Dena and Pat met with contractors who presented preliminary plans and remedial actions to return area to natural state. They will make a presentation at the 24 May Board meeting.
      - d. Staff has created a Rec Center Reservation Clean Up Checklist for Board approval, as some recent reservations did not meet clean up expectations. The Board unanimously approved the new checklist for immediate use.

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- e. Anne Bradley and Dena have been working with Justin Werner to put a lot more functionality to use in our webpages. Everyone is encouraged to login and view the Safety Committee webpage and the new Members navigation buttons.
  - f. The Postmaster has agreed to provide LWCHA with a set of large parcel lockers (set of 4 for Innisfree and set of 12 for LWC) that will require a concrete pad at each location. Dena and Pat are working to finalize details.
3. Maintenance – Pat Hossle
- a. Began repairs to boardwalks and street signs
  - b. Cleaned up tree nursery and preparing for Arbor Day planting on 3 May
  - 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 being enclosed
  - e. Overhead tree limbing by staff and contractors to begin in May
  - f. Review of May maintenance tasks
- B. Committee Reports
1. Architectural – Alan Sayles has resigned as Chair due to time constraints and personal work schedule
    - a. April meeting had one pre-approval and five new requests approved
    - b. The next meeting is 2 May
  2. Forest Management – David Dumas submitted report
    - a. Arbor Day Event will be two-days
      1. May 3<sup>rd</sup> will be ivy pull and tree planting; meet at 9 AM at Rec Center
      2. May 4<sup>th</sup> will be Educational presentations beginning at 10 AM and Fourth Annual Chili Cookoff at 12 P.M.
  3. Reserves – John Penrod
    - a. Completed community walk-through including all roadways
    - b. Will be adding “percent funded” to updated plan, which will show LWC funding as fair-to-good range.
    - c. The Reserves committee will meet next week to finalize budget submission (including inflation @ 3.5% and investment return of 4%), as well as current year work plan

A motion was made by Blumenthal to approve the reserve expenditures for March, seconded by Steinke, passed unanimously.
  4. Safety – Anne Bradley
    - a. The “Generators 101” session by Joe Cannon was very well attended
    - b. There will be a “Water 101” session on 15 May at 7 PM by Brady Weidner and Don Foote, complete with door prizes.
  5. Social – Kelly Caldron
    - a. Thanks to Ronda for her work as board liaison, looking forward to Bill Johnson as new liaison

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- b. The April 12<sup>th</sup> Chicken by the Sea BBQ was attended by ~60 residents, with leftovers taken to the Coast Guard
  - c. Main Fundraiser event for the PA system will be the Silent Auction with live music by the Coffeehouse Ensemble and a 50/50 raffle on May 18<sup>th</sup>,
  - d. There is a presentation on Trusts by Umpqua Bank today at 4 PM
  - e. FLWC bank balance is \$4,169
6. Welcome Committee—Molly Dumas
- a. Committee reaching out to new residents, and using new website to help acclimate them to LWC
7. Energy Resilience Program—Joe Cannon
- a. Status update on program with Depoe Bay
  - b. Phase I grant due 10 May
  - c. Trying for letter of support from CLPUD (difficult) and LWCHA Board

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

### III. Old Business

- A. Spectrum and CLPUD Update – covered during Administrative Report
- B. Exercise Room Progress – Paul Caldron  
Presentation of revised plan and funding was followed by Board discussion on whether a community vote was needed. By a 3-1 vote (with Davisson voting no) the revised proposal was approved to move forward to the renovation work.
- C. UV Light Pool Conversion – Pat Hossle
  1. Revised Conversion Proposal cost of approximately \$5,725, including \$1200 for permitting fees to Lincoln County which could take 6-8 months for approval
  2. Banas said that after discussing with Reserves Chair, this project would have to come from operating funds. Currently unbudgeted
  3. Banas proposed deferring to the next BOD meeting with a full Board present
- D. Budget Committee Update  
Covered earlier under Financial report
- E. Election Committee—Dena Patterson for Vicki Berchou
  1. Committee almost complete with updates to policy and procedure, and recommendation on electronic voting

### IV. New Business

- A. A/C member appointment  
With the resignation of Chair Sayles, Banas recommended that the Board re-appoint Patricia Koonce, Kari Steinke and Mike Ramos to a new two-year term, and Scott Whitmire to fill the remaining 1-year term for Sayles, and that further the committee should select a new Chair at their 2 May meeting and report the results ASAP. This

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recommendation was unanimously approved by the Board,  
and Dena will attend the next AC meeting

- B. Proposal for Community Garage Sale  
After considerable discussion since the governing documents do not allow “traditional” garage sales, the Board voted 3-1 (Blumenthal voting no) to allow a “community exchange” on a one time trial basis, with no external advertising or non-residents allowed
- C. Closing Homeowner’s Forum—Dave Grace proposed an “Adopt-A-Highway” program for HWY 101 from the south end of the Depoe Bay bridge to the entrance of LWC. He offered to apply to ODOT and set it up. There being no dissent, the Board encouraged him to proceed
- V. BOD Closing Statements—no comments
- VI. Adjournment  
A motion was made by Banas, seconded by Steinke to adjourn the meeting at 12:08 PM, passed unanimously.