

## Little Whale Cove Homeowners Association, Inc.

15 SW Singing Tree • Depoe Bay, Oregon 97341

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### Regular Board of Directors Meeting Minutes November 22, 2024

- I. Call to Order and Establish a Quorum at 10:00 AM
  - a. Present: Paul Banas, Molly Dumas, Greg Steinke, and (via Zoom) Les Blumenthal and John Penrod
  - b. Additions to the agenda - None
  - c. General Announcements - Shirley Pease will be the Board Scribe for Minutes of all Board meeting.
- II. Opening Homeowner's Forum – 3 minutes per speaker.
  - a. Kari Steinke noted an increase in raccoon population around her home. Dena has recently sent out guidance from ODFW re raccoons. The number solution is do not feed the wildlife, including birds Kari also volunteered to repair several cushions in the library.
- III. Approval of Meeting Minutes for Regular Board Meeting of 18 October, the Organizational Meeting of the New Board on 18 October, and the Board Working Meeting of 13 November.
- IV. Reports
  - a. Management Reports
  - b. Financial - Treasurer - Greg Steinke reported October operating expenses were \$935.11 over budget, while year to date expenses are \$18,995 over budget, largely due to volume of annual tree work completed. Operating funds balance is \$461,066 and checking account balance is \$42,296. Reserves funds balance is \$651.741 and expenses for October was \$0.
  - c. Administration – Dena Patterson. Continue to seek Audio/Visual technical support for Zoom meetings in Rec Center. Locking dumpsters have been ordered (one for each area as trial) to discourage raccoons, but they need to be used properly to function. Don't overfill the dumpsters and remember to engage the locks. Interviewing for Admin Assistant position.
  - d. Maintenance - Pat Hossle
  - All current tree hazards have been taken care of. Drains have been cleared out Health inspector checked the pool and equipment and certified all was in good order. The pool filter was cleaned, no storm damage identified. The pool is ready for holiday season prep.
  - Mike Field (drainage engineer) will be on property 3 December to look at issues in Innisfree and the Forest

- Asphalt work now delayed into December by Contractor
- Post Office delay in installing new parcel boxes until January

#### V. Committee Reports

- Architectural - Scot Whitmire stressed the importance of applying for approval for architectural changes to property before starting work. The Committee can process application with speed if there is reason to do so. Kari Steinke has retired from the AC and Shirley Pease has been appointed as AC Alternate Member approved by Board
- Forest Management - Dave Dumas said they contracted salal trimming, there will be a meeting on Tuesday between the Forest Committee and the Safety Committee to discuss Fire risk mitigation and safety. Mary Infante will be new member to FMC
- Reserve - John Penrod reported the committee is focusing on getting all road surfaces up to the same standard. A recommendation will be made to the board as to a suitable figure for next years' maintenance budget.
- Reserves Committee is seeking new members
- Safety - Anne Bradley reported the Committee is successfully using the crows' nest for radio transmission to LWC community. Regarding changes to the procedure for contact via radio, we are switching from channel 7 to channel 15. The next routine radio call will go out on Dec 7th at 9am. For those residents who "do not know how to use" their radios, please encourage them to go to the now alive link in the LWC web site. Thanks to Anne and Pat for working to prepare for emergency.
- Social - Kelly Caldron reported that the food drive, the Friends of LWC were able to collect \$1,700 in cash and 805 lbs of food donations. the Artisan Showcase was well attended. FLWC collected \$400 in table fees. The cost of refreshments amounted to \$480. On Dec 8th, there will be a show of historic toys, dating from 1800s to 1970. Some of the exhibits have already been displayed within other notable collections. This will take place in the Rec Center at 3pm. The Social Committee fund currently has a balance of \$3,438. There will be an annual planning meeting in January of next year. No Christmas or New Year celebrations have been planned for this year
- Energy Resilience - Joe Cannon reported the green energy resilience grant from ODoE is in the first (planning) stage has granted \$95,000 for the City of Depoe Bay City Hall. The PNW Hydrogen group have \$150,000,000 to distribute Planning proposals are due 4 December, and we intend to submit a proposal. There will be a demonstration of "Emergency Power Solutions" in Depoe Bay on 25 January 2025 featuring alternate/green energy sources. Depoe Bay is striving to be the leader of green energy backup systems on the Oregon Coast.

#### VI. Old Business

- a. Governance Committee Update - Paul Banas reported they are still waiting for our attorney response re proposed revisions.
- b. Mailbox Shelter Proposal. A letter from Mr Buller's attorney reminded that a vote of the community is required for any new capital asset over \$5,000. Only 111 votes were counted on the previous survey re support for building the proposed new mailbox shelter. Since By-Laws require a quorum and majority vote, we will issue formal vote via ElectionBuddy to hopefully achieve that quorum of 134 votes.

VII. New Business

- a. Administrative Staff Replacement. Dena reported that the search for Jana's replacement goes on. One candidate was offered the position but turned it down in for another a fulltime position offered.
- b. Resolution on Common Area Maintenance Standards was reviewed by Forest Management Committee and proposed by Pat regarding common areas and guidance for maintenance and fire prevention. Example: clearcutting leaving bare soil gives rise to non-native plants. Molly suggested non-native plants can be controlled using substances that are not toxic to sea life and others (i.s.: diluted vinegar for weeds and moss). Molly will make suggested additions for the next board meeting approval.
- c. Audio/Visual Upgrade Bid - More details required - Bid to be brought up next month
- d. Board Resolution on LWCHA Reserves Committee - approved unanimously by the Board

VIII. Closing Homeowner's Forum - 3 minutes per speaker – NONE

- IX. Adjournment The meeting was adjourned at 10:55 AM.
- X. Next Board Meeting on Dec 27<sup>th</sup>, 10am.

Signed: *SPease*

Date: *12-16-124*