

Little Whale Cove Homeowners Association, Inc.

15 SW Singing Tree • Depoe Bay, Oregon 97341
lwcha@lwcha.org

Gatehouse: (541) 765-2489



Regular Board of Directors Meeting Minutes October 18, 2024

- I. Call to Order and Establish Quorum at 9:30 AM
 - A. Present: Paul Banas, Bill Johnson, Greg Steinke, Les Blumenthal, John Davisson and Dena Patterson
 - B. Additions to the Agenda -None
 - C. General Announcements:
 - a. Chair Banas provided an update on Tract D in that HALC has decided to wait until next Spring to break ground on the development of 12 Townhomes
 - D. Opening Homeowner's Forum—no comments
 - E. Motions to approve the September 27th Regular Board Meeting Minutes approved unanimously

- II. Reports
 - A. Management Reports
 1. Financial – Greg Steinke
 - a. Monthly budget review
 1. September operating expenses were over budget by \$2,500 due to tree work
 2. Year-to-date operating expenses are over budget by
 3. Total Operating Fund Balance is at \$484,741.19 with operating checking balance at \$67,467.83
 4. Total Reserve Fund Balance is \$649,876.02
 5. September Reserve spending was \$.0
 2. Administrative – Dena Patterson
 - a. Insurance renewals from Farmers GL, D&O, Vehicle and Property is \$18,183, an increase of \$1,960 or 10.8% from the current year
 - b. Earthquake insurance renewal provided by NCIP increased from \$4,122.38 to \$5000.34, and increase of \$878 or 17.5%.
 - c. The mailbox shelter survey was completed on Tuesday, October 15., and the results were 111 surveys returned, 68 Yes and 43 No.
 - d. Postmaster awaiting shipment of locks before scheduling installation
 - e. Jana submitted her resignation effective 10/31/24. Dena will be posting a job opening for a 30hour/week Admin Assistant after Board approval of position description.

- III. New Business
 - A. Insurance Quote Approvals

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The quotes for both regular insurance and earthquake insurance was unanimously approved by the Board.

B Mailbox Shelter Proposal

Based on the results of the Owner survey, the Board unanimously approved moving forward with the bid to build this new asset.

Administrative Assistant Position Description was unanimously approved by the Board with instructions to Dena to immediately post to employment sites

V. BOD Closing Statements

Bill Johnson noted that capital projects need better planning for all areas in the community to avoid inequities between associations

VI. Adjournment

A motion was made by Blumenthal, seconded by Steinke to adjourn the meeting at 09:40 AM, passed unanimously.

Submitted and Signed:

Paul J Banas /s/

Paul J. Banas

Chair, LWCHA