

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 January 24, 2025

I. Call to Order and Establish Quorum at 10:00 AM

- A.** Present: Paul Banas, Les Blumenthal, Molly Dumas, Greg Steinke and John Penrod constituted a quorum.
- B.** Additions to the Agenda – None
- C.** General Announcements – Re the Fuel Cell Group, BWR Innovations sent four persons from their team to join Joe Cannon in the presentation of the development of Fuel Cell Technology. A meeting to describe and present the use of fuel cell technology was to be held on Sat January 25th and would be open to the public and LWC residents alike.
- D.** Homeowner's Forum—no comments
- E.** Motions to approve the November 22nd Regular Board Meeting Minutes - approved unanimously by Paul Banas, Les Blumenthal, Molly Dumas, Greg Steinke

II. Reports

A. Management Reports

1. Financial – Greg Steinke

- a. Operating funds stand **at \$59,938**. Total operating funds are **\$355,496**
- b. Reserve checking account balance, **\$72,117**.
- c. Reserve Money Market account balance, **\$148,026**
- d. Total reserve is at **\$709,121**
- e. Dec operating expenses **\$124 over** budget.
- f. \$10,000 paid for hazardous tree mitigation
- g. Mailbox shelter deposit will come from Asset Acquisition fund.

2. Administration – Dena Patterson

- a. The back gate has been working well since last report.
- b. A new 75- inch TV has been installed in the meeting room. This will facilitate improved wireless access
- c. Dena is working with "Top Notch Audio Visual" in Salem to improve Zoom meeting performance
- d. Dena will be soliciting volunteers for the 2025 – 2026 budget committee and AC appointments

Little Whale Cove Homeowners Association, Inc.

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

Gatehouse: (541) 765-2489



3.. Maintenance – Pat Hossle.

- a. The asphalt road repair task has been completed.
- b. The first eight USPS parcel lockers have been installed. There will be another 8 installed at the Rec' center and two in Innisfree.
- c. A bid from "Metrogate" for an "electric eye" at the entry gate has been received.
- d. Coast Tree Arborist made a brief visit to inspect Winter damage. All is well.
- e. Cinder Cone roof bid is due from contractor soon
- f. Repairs to North Walk Fencing is in progress.
- g. Handicap access has been requested by a resident for the Rec' Center to allow access to the pool area. Bid for the work have been requested

B. Committee Reports

1.. Architectural – Scott Whitmire (absent)

- a. Requests for a new roof, replacement skylights and landscaping at three different properties is underway.

2. Forest Management – David Dumas

- a. Nothing to report at this time. The next Forest Management meeting will be on January 28th at 1.30pm in the rec Center kitchen

3. Reserve committee – presented by John Penrod

- a. December reserve expenses were as follows: \$350 for IPHCA and boardwalk evaluation, \$893 for re-running the pool exhaust venting, and \$519 for new TV, for a total monthly expenditure of \$1,762.

The Board took a vote for these expenses, unanimously approved

4 Safety – Anne Bradley

- a. Anne reinforced that the Safety Committee promotes self-reliance. Residents need to prepare their own resources. Make plans with friends and neighbors as to how they might share preparation to survive for 2 weeks or longer without electricity, and limited food, water, light and warmth.
- b. There will be a second tabletop exercise on Feb 26th at 2 pm at Rec Center. Dave Dumas, a retired professional firefighter, will lead us through a 5-day power outage (ice storm) with road closures scenario.

5. Social –Kelly Caldron (via Zoom)

- a. FLWC met on Jan 9th for their annual planning meeting.
- b. The Lunar New Year event is 29 January at the Rec center from 5 – 7 pm.

Little Whale Cove Homeowners Association, Inc.

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

Gatehouse: (541) 765-2489



- c. The current FLWC account balance stands at \$4,076.
- d. The next FLWC meeting will be on Feb 12th at 3pm.

All Management and Committee reports were approved unanimously by the Board

III. Old Business

Nothing to report on revisions to governing documents by the attorney

IV. New Business

- A. Approval of 2023 Income Taxes. A motion was made and unanimously approved to accept the tax returns prepared by the CPA, and for him to submit on behalf of LWCHA.
- B. Audio/Visual Upgrade Bids – still awaiting bids—defer until next meeting
- C. Community Rules re Wood-Burning Fireplaces
 - a. John Penrod recommended more specific guidelines should be provided for the in-house burning of hazardous materials. Paul will revise the guidelines.
 - b. Re the question of maintaining in house wood burning fireplaces, should the AC oversee this aspect?
 - c. Dena will add recommendations for fireplace inspections upon sale to Welcome package.
- D. Entry Gate Augmentation Proposal
- E. Management has received a bid from Metrogate for installation of an “electronic eye” to help prevent gate damage from “piggy-backing” of vehicles. The cost is \$1,672. There followed a discussion about how incoming guests or residents sometimes cheat the gate by waiting in the bypass lane, sometimes resulting in damage to the gate or vehicles involved. Dena proposed the bypass lane could be closed by cones for two weeks as an experiment. Dena will set a temporary code for that period.

Entry gate proposal was unanimously approved by the Board

IV. Board Closing Comments - none

V. Adjournment

Proposed at 11.30am by Molly, seconded by Les, Greg and Paul

Next Board meeting will be 28 February 2025 at 10:00 AM in the Rec Center

Submitted and Signed:

Shirley Pease

2/21/25

S. Pease