

Little Whale Cove Condominium Association

Board of Directors Meeting

Minutes for January 7, 2025

1. Quorum established (Scott, Don, Judy) and meeting called to order at 10:01 am.

2. Minutes of September 10, 2024, approved.

3. Old business

a. Dena's report for 2024 COA homeowner unpaid assessments—about half, compared to last Dec. She will continue to track delinquent accounts. (One needs payment by cash or check, not credit card); two haven't responded; one responded (Dena will try hard copy letter that explains payment is "not an opt-out situation"); one responded, "I thought we could decide not to be a condo.") Don asked how many still owe money? Dena responded "four owners owe--\$20, two \$80, and one full amount.

b. COA Insurance payments paid for 2025: Scott: \$2,281, \$1,098 and \$1523, with \$490 remaining in COA checking account; checking for total equity of LWCCOA.

c. Update on restated declaration and bylaws: Scott reported (and has emailed copies to board members) the changes made by the state in the restated docs that our COA board had previously approved; he fixed some typo errors. Ballot for 31 COA homeowner voters will be to adopt new docs. If not passed, we retain old docs. *Don motioned and the board approved to have open ballot until Jan. 2026.* Dena pointed out that all escrows need to include docs and voting.

Discussion included suggestions: 1) hold workshops for COA homeowners; send out a Q&A sheet on the need for dues and adoption of revised documents; door-to-door contact and phone calls. We need to get past "willful ignorance" in order to secure high vote return. John Penrod commented that we have a condo association; we don't want to relive the confusion of the past. Suggestions for how 1-1 contact with COA homeowners is needed to secure the needed 75% yes vote. This isn't a new – adopt a new doc. These are revised and updated docs presented as restated docs. We need a bullet point letter up front: Doc. Set A (old) vs. B (revised)l cover letter for a package with ballot; keep ballot until next January.

d. Update on repairs for MH #12: AC application is in the works. Dena commented major rebuild improvements needed. Scott mentioned specific aspects of repair that are being addressed, and that work is in progress. Concerns: licensed contractor /quality of work; no roofing permit done. Discussion on specific guidelines for Meadow House homes on

exteriors. Walkway is detached from garage building due to a sinkhole under it; AC looking at it; drain fixed. One area with problem grates vs. clogging.

Dena pointed out that contractor's license info will be added to condo owner repair requests sent to AC committee, as part of the intake process in the new AC approval request draft, which will be available online as well. Scott: misrepresentation is grounds for dismissal. Is a city permit required for reroofing? If job not done according to standards, AC committee can request; eg. Flashing not installed (so water can get in.).

Dena reminded that exterior color options, materials choice, etc. requirements and guidelines for all MH units are in place.

4. New Business: status of election for new board members; open positions coming up.
5. Homeowners Forum: discussion of potential design guidelines for Meadow Houses.
6. Adjourned at 11:12 a.m. (next quarterly COA board meeting in April)