

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 February 28, 2025

- I. Call to Order and Establish Quorum at 10:02 AM
 - A. Present: Paul Banas, Molly Dumas, Greg Steinke, Les Blumenthal, John Penrod and Dena Patterson
 - B. Additions to the Agenda -None
 - C. General Announcements:
 - a. Chair Banas reported that the planned extension of the city sewer line to Oceana via south LWC Forest path has been delayed until July
 - D. Opening Homeowner's Forum
 - a. Mike Johnson first provided kudos to Pat and Yves for the great cleanup effort after the recent high wind event. He went on to suggest a more concentrated effort via contract or additional staff to keep the forest and vegetation from "overtaking" LWC roads and paths. Kari Steinke also agreed
 - E. Motion to approve the January 24th Regular Board Meeting Minutes approved unanimously
- II. Reports
 - A. Management Reports
 - 1. Financial – Greg Steinke
 - a. Monthly budget review
 - 1. January operating expenses were under budget by \$2,756
 - 2. Year-to-date operating expenses are over budget by \$8,417, but expected to even out by end of year
 - 3. Total Operating Fund Balance is at \$310,597 with operating checking balance at \$24,080.
 - 4. Total Reserve Fund Balance is \$697,863.
 - 5. January Reserve spending was \$31,819.
 - 2. Administrative – Dena Patterson
 - a. Dena mentioned some issues with "Open House" signage that were resolved
 - b. The electronic eye was installed at the entry gate, as well as cones used to block off the "bypass lane". Everything seems to be working well, with no gate issues or traffic congestion reported. We will keep the cones up and Pat will paint over the "bypass lane" signage.
 - c. Received A/V equipment bids ranging from \$8,800 to \$12,100 plus installation. The Board rejected these bids based on price vs low number of Zoom meetings. Dena submitted the Owl 3 system (\$1,049) as an alternate and will continue to look at improved camera/speaker unit options

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- d. Dena reported that LWC purchased the six high-top tables and tablecloths from FLWC to replace some broken tables
- e. Dena reminded owners that we are looking for volunteers for the new fiscal year Budget Committee, as well as for three openings on the Architectural Committee, for appointment at the March Board meeting. Contact her if interested

3. Maintenance – Pat Hossle

- a. This cinder cone structure roof replacement is being scheduled
- b. Status of additional parcel lockers awaiting update by Depoe Bay post office
- c. Awaiting final bids for handicap accessible door at pool
- d. Soliciting bids for clearing drainage ditches bordering Innisfree
- e. Cleaned up nursery for new season planting
- f. Overseeing contract work on new mailbox shelter

B. Committee Reports

1. Architectural – Scott Whitmire (absent)

- a. AC had a busy February with many new project applications and several completions. Next meeting is 6 March
- b. Les Blumenthal raised the issue of “cultivars” being proposed more frequently for landscape projects. The Board decided a new ad hoc committee should investigate and make recommendations to AC

2. Forest Management – David Dumas

- a. Recently completed walk-about on 27 Feb and identified several areas for contract fire mitigation work
- b. Recently contracted for ivy removal on large area by ocean walk
- c. Arbor Day events being scheduled for 2-3 May including Chili cook-off. More info to follow

3. Reserves – Dave Maguire (as reported by John Penrod)

- a. Held first meeting on 21 February and developed task assignments
- b. Working with RDH (consultant) on revisions and updates to Reserves Plan, funding model, and new budget request
- c. A motion for the Board to approve the January Reserve expenditures was passed unanimously

4. Safety – Anne Bradley

- a. The monthly radio check is 1 March at 9:00 AM
- b. Anne reported the Safety Committee held a Table-Top Exercise on 26 Feb at Rec center with 20 participants dealing with an ice storm and 5-day power outage. A number of issues were raised and discussed, and an “after action report” will be published
- c. Anne encouraged all owners, based on new guidance from Lincoln County and Depoe Bay Emergency Planning Groups to 1) develop a

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- plan for emergencies, 2) own and learn to use a hand-held radio, and 3) be prepared to shelter in-place for two-to-six weeks without outside resources, including provisioning for food, water and alternate power and heating resources
- d. Anne also reported that Innisfree is down to one Safety Captain with the resignation of Bill Johnson, and will work with IPHCA Board to identify replacements for Areas 10 and 14
- 5. Social –Kelly Caldron
 - a. FLWC hosted a February event that was well attended
 - b. The next event will be a Pasta Extravaganza on 15 March
 - c. Doni Meyer donated a serving cart to help with cleanups
 - d. FLWC funds balance is \$4,556
 - e. Next meeting is 13 March at 3 pm
 - f. Molly Dumas reported that the next Soundwaves event is 23 March
- 6. Energy Resilience Program—Joe Cannon
 - a. Joe provided updates since the green energy resilience day last month. BWR reps will be coming back in March for additional demos

A motion was made to approve all management and committee reports, approved unanimously.

III. Old Business

A. Governance Committee Update – Paul Banas

Finally received draft revisions from attorney on 27 February. Will distribute to Governance Committee members and establish meeting date

IV. New Business

A. Audio/Visual Upgrade Bid

The bids received were rejected by the Board as too expensive for the limited use forecast. Dena will research a single camera/audio upgrade to the current failure-prone system

B. Community Rules re Wood-Burning Fireplaces

The Board unanimously approved changes to the Community Rules as presented. The document will be revised and posted on the LWCHA website next week.

C. Cleanup of Old/Outdated Board Resolutions

The Board discussed and approved a new resolution put forth by Les Blumenthal and Greg Steinke for the initial archival and removal of 52 old Board Resolutions (dated

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2001-2015) that are outdated, superseded or otherwise covered in newer documents. They also indicated that there are additional outdated resolutions that they are currently reviewing with a similar recommendation to be presented at a future meeting.

C. Addition of LWCCOA-specific Assets to Reserves Plan

For consistency, the Board approved the proposed revision to include a section for LWCCOA assets appropriately cross-referenced, similar to the section on IPHCA assets.

V. BOD Closing Statements None

VI. Adjournment A motion was made by Blumenthal, seconded by Steinke to adjourn the meeting at 11:25, passed unanimously.

Submitted and Signed:

Paul J. Banas

Chair, LWCHA