

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 April 25, 2025

- I. Call to Order and Establish Quorum at 10:00 AM
 - A. Present: Paul Banas, Molly Dumas, Greg Steinke, John Penrod and Dena Patterson
Absent: Les Blumenthal,
 - B. Additions to the Agenda – None
 - C. General Announcements – Chair Banas reported that Tract D groundbreaking and construction is scheduled to begin within the next 30 days, per HALC
 - D. Opening Homeowner's Forum
 - a. John Penrod offered a clarification that each Owner is limited to three minutes and can NOT transfer their time to another Owner
 - b. Two residents spoke on behalf of the upcoming Lincoln County School District Bond Measure, schedule for a vote on 20 May. This is not a new tax, but simply a renewal at existing rates. All monies stay local, and will also trigger a \$6M matching grant from the state
 - E. Motion to approve the March 28th Regular Board Meeting Minutes approved unanimously
- II. Reports
 - A. Management Reports
 - 1. Financial – Greg Steinke
 - a. Monthly budget review
 - 1. March operating expenses were over budget by \$11,571 due to final payment for mailbox shelter.
 - 2. Year-to-date operating expenses are over budget by \$34,704, but expected to even out by end of year
 - 3. Total Operating Fund Balance is at \$262,026 with operating checking balance at \$34,571.
 - 4. Total Reserve Fund Balance is \$685,187.
 - 5. March Reserve spending was \$0.
 - 2. Administrative – Dena Patterson
 - a. Dena reported that the LWCHA Board has a new email address:
board@lwcha.org
 - b. The three "hazardous" trees behind Morning Walk have been removed
 - c. Dena asked that anyone experiencing problems with the entry gate let her know, especially delays in closing after driving through

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- d. The first meeting of the Budget Committee was held 10 April, where they heard requests from staff as well as reported increases on water rates and significant (>20%) increases for insurance

3. Maintenance – Pat Hossle

- a. Soliciting bids for several Reserves projects including: 1) north ocean walk fencing, 2) forest boardwalk leveling, 3) concrete work at main garbage area, and 4) asphalt crack sealing/sealcoating/stripping along roads and pathways
- b. Finalizing bids for mailbox shelter lighting and Rec center Cleaning services
- c. We are still awaiting installation of new parcel lockers once Depoe Bay Post Office receives the locks
- d. Still awaiting bids for handicap accessible door at pool
- e. Soliciting bids for clearing drainage ditches bordering Innisfree
- f. The FMC project Ivy contractor's contract was terminated due to lack of performance
- g. Plan to do spraying for moss/weeds in posted (via signage) areas of the property

B. Committee Reports

- 1. Architectural – Scott Whitmire (for Patricia Koonce)
 - a. Patricia Koonce is the new Chair of the AC
 - b. AC had a busy month with many new project applications and several completions. Next meeting is 1 May
- 2. Forest Management – David Dumas
 - a. Arbor Day events are scheduled for 2-3 May, with Ivy Pull from 10-12 on Friday and presentations from 10-12 on Saturday, followed by the fifth annual Chili cook-off.
- 3. Reserves – Dave Maguire
 - a. Final revisions and funding model from RDH (consultant) expected next week to inform budget discussions
 - b. The newly revised Reserves and Maintenance Plan will be posted on the LWCHA website
- 4. Safety – Anne Bradley
 - a. The monthly radio check is 3 May at 9:00 AM
 - b. Anne reported there are updates on the Safety webpage for both the new LWC Incident Command Structure (ICS) for use during all emergencies, and the Depoe Bay Barrel program looking for two owners to “adopt-a-barrel” for free to minimally support 20 people for three days each
 - 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

5. Social – Kelly Caldron (absent)
 - a. FLWC is sponsoring a musical event on 17 May featuring “Tsunami Zone”. Attendees should bring a hearty appetizer to share.
 - b. Current funds in account are \$3,614 plus a new deposit
6. Energy Resilience Program— no report

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

III. Old Business

A. Governance Committee Update – Paul Banas

Nothing to report. Still awaiting revised By-Laws from attorney

IV. New Business

A. Appoint Election Committee for FY 25-26

The Board appointed the following volunteers as members of the 2025-2026 Election Committee: Vicki Berchou, JoAnn Cannon and Michelle Galli as returning members, and Judith Roth and Beverly Russell as adjunct members to learn the Election Buddy system for next year.

B Bids for Reserves Projects

1. The Board reviewed and approved a bid to replace one barn door and repair/refinish the second door at entry to Pat Neal Meeting Room
2. The Board reviewed and approved a bid to repair and enhance the railing system on the north ocean path walk
3. The Board reviewed and approved a bid to level a portion of the cedar forest Boardwalk
4. The Board tabled a proposal re drainage improvements behind Morning Walk for additional information and details

V. BOD Closing Statements

None

VI. Adjournment

A motion was made by Dumas, seconded by Steinke to adjourn the meeting at 11:00, passed unanimously.

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Submitted and Signed:

Paul J. Banas /s/

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Chair, LWCHA