



**Regular Board of Directors Meeting Minutes
June 27, 2025**

- I. Call to Order and Establish Quorum at 10:00 AM
 - A. Present: Paul Banas, Molly Dumas, Greg Steinke, Les Blumenthal, and John Penrod (via Zoom))
 - B. Additions to the Agenda – None
 - C. General Announcements – None
 - D. Opening Homeowner's Forum - None
 - E. Motion to approve the May 23rd Regular Board Meeting Minutes approved unanimously
- II. Reports
 - A. Management Reports
 - 1. Financial – Greg Steinke
 - a. Monthly budget review
 - 1. May operating expenses were over budget by \$4,628
 - 2. Year-to-date operating expenses are over budget by \$12,787, largely due to tree removal
 - 3. Total Operating Fund Balance is at \$159,154 with operating checking balance at \$35,272.
 - 4. Total Reserve Fund Balance is \$739,010.
 - 5. May Reserve spending was \$4,328 for down-payment on ocean walk railing replacement and new battery terminal on LWC truck.
 - 2. Administrative – Dena Patterson
 - a. Dena reported that the 2025-2026 Budget was approved at the May BoD Meeting. With new assessments at \$2,832 per lot. Notices of annual budget and assessments were emailed to owners on 2 June, with 18 notices sent via USPS on 4 June. All invoices have been sent for the 1 July new assessments.
 - b. Dena has begun file preparations for the fiscal year ending 30 June, with a goal to have the financial review completed by CPA by the Annual Meeting
 - c. Dena noted that 20 properties have sold so far this fiscal year, with three in escrow.
 - d. Dena invited all owners to today's Cove Cleanup followed by staff BBQ.
 - 3. Facilities – Pat Hossle
 - a. Pat reported that contract work on the north ocean path railing project, maintenance of fitness room equipment, golf cart repairs and new LED lighting for mailbox shelter have all been completed.

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- b. Concrete work for the main garbage area was done and is curing, while the crack sealing and re-stripping work will be completed next week
 - c. Pat received an alternate proposal from Wand Landscaping for drainage improvement work behind Morning Walk
4. Grounds - Yves Nakahama
- a. Seasonal trimming, weed-eating and spraying will continue through the next month, along with path and culvert cleanup
 - b. The annual hazardous tree survey with arborist is scheduled for 11 Aug
 - c. Yves reported that he has modified his mowing in grassy areas to help create a more natural forested environment and aide the pollinators.

B. Committee Reports

- 1. Architectural –Patricia Koonce
 - a. June was a fairly light month for project applications
 - b. Owners should submit new project applications as soon as possible to avoid delays. Next meeting is 3 July
- 2. Forest Management – David Dumas
 - a. The large ivy removal project behind Breakers Scarp was completed, with almost 12,000 lbs. of ivy/roots removed! Plan to monitor and spot spray for the next year and decide what, if any, planting occurs
 - b. The FMC is planning a visit to the Yakona Reserve in late July, details to follow. Next meeting is 15 July
- 3. Reserves – Dave Maguire
 - a. The newly revised Reserves Plan is posted on the website. All similar items have been put in the same section for ease of reading, management and cost comparison.
 - b. The approved reserves project are underway managed by the staff. There will be no more meetings or reports from Reserve Committee until the next cycle
 - c. The Board unanimously approved the May Reserve expenses
- 4. Safety – Anne Bradley
 - a. The monthly radio check is 5 July at 9:00 AM, including a mobile unit. The next meeting is moved to 12 July due to holiday.
 - b. Anne reported the fourth Table Top exercise (TTX) is scheduled for 23 July, focusing on wildfire awareness. There is also a new section on the Safety webpage on this topic with many relevant articles and tips---check it out.
 - c. Anne encouraged all owners, based on new guidance from Lincoln County and Depoe Bay Emergency Planning Groups to 1) develop a plan for emergencies, 2) own and learn to use a hand-held radio,

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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. The next FLWC event will be the big 4th of July BBQ, scheduled for Saturday, 5 July. They currently have 125 RSVPs, and cannot accept any more due to capacity limits at the Rec Center.
 - b. Current funds in account are \$4,623
 - c. FLWC is looking for volunteers to help a few hours each month with the deposit cans and bottles. Please don't crush the cans.
6. Energy Resilience Program— Joe Cannon
 - a. Joe Cannon is the newly appointed City Councilman
 - b. The final report for the Phase 1 study was submitted to the state, and the proposal work for the Phase 2 construction grant (up to \$1M) is underway.
 - c. The Depoe Bay City Council will be interviewing volunteer applicants for the newly created Energy Advisory Committee at the 1 July council meeting

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

III. Old Business

A. Governance Committee Update – Paul Banas

We have finally received the complete draft revisions to the CC&Rs and Bylaws from the attorney. The Governance Committee will meet on 7 July to discuss the revisions, and formalize plans for a Town Hall meeting and subsequent community vote, requiring a minimum of 75% participation of all owners.

B Drainage Proposal Tabled from May meeting

The Board reviewed an alternate proposal for drainage improvements behind Morning Walk from Wand Landscaping. Board member Blumenthal suggested that we need to consider inspecting the drainage ditch behind the east side of Nesting Glade as well. It was decided to table further discussion until the Board members can physically inspect both areas in July.

IV. New Business

A. Need to select/interview new Attorney

The current VF Law attorney representing LWCHA is transitioning to other business, and proposed two alternates to take his place—one is an associate focusing on HOA

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work while the other is a partner covering both OR and CA.

Chair Banas recommended that the board interview the Associate, for a better rate and more focus if/when we need it. The board members concurred.

V. BOD Closing Statements

Please join in the Cove Cleanup and Staff BBQ this afternoon at 11:30 AM

VI. Adjournment

A motion was made by Dumas, seconded by Steinke to adjourn the meeting at 10:50. passed unanimously.

Submitted and Signed:

Paul J Banas /s/

Paul J. Banas

Chair, LWCHA