



**Regular Board of Directors Meeting Minutes
August 22, 2025**

- I. Call to Order and Establish Quorum at 10:00 AM
 - A. Present: Paul Banas, Molly Dumas, Les Blumenthal, John Penrod, and Greg Steinke
 - B. Additions to the Agenda – None
 - C. General Announcements – Chair Banas reminded all Owners that it is their responsibility to vote on the proposed revisions to the LWC Governing Documents, and to vote as soon as possible since we need 201 yes votes to pass. He also reminded the audience that all three Boards had open positions in the upcoming elections, and to consider submitting an application to serve.
 - D. Opening Homeowner's Forum - None
 - E. Motion to approve the July 25th Regular Board Meeting Minutes approved unanimously
- II. Reports
 - A. Management Reports
 - 1. Financial – Greg Steinke
 - a. Monthly budget review
 - 1. July operating expenses were under budget by \$597
 - 2. Total Operating Fund Balance is at \$504,381 with operating checking balance at \$377,375
 - 3. Total Reserve Fund Balance is \$709,370
 - 4. July Reserve spending was \$31,171 for: road and path asphalt fill, crack sealing and striping, paint and supplies, and vehicle maintenance,
 - 2. Administrative – Dena Patterson
 - a. Dena noted that voting for the newly revised LWC Governing Documents opened on 16 August via Election Buddy with 235 emails and 15 SMS text messages sent, and 18 paper ballots mailed/delivered
 - b. Dena met with the 2025 Election Committee (Vicki Berchou (Chair), Michelle Galli, JoAnn Cannon, and Beverly Russell). A Call for Candidates was issued for upcoming Board elections for LWCHA (3 positions), IPHCA (1 position) and LWCCOA (2 positions).
 - c. Dena proposed that a recently collected aged receivable from last year of ~\$3500 be transferred to the Asset Acquisition Account. The Board approved this recommendation unanimously.

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- d. Dena raised the issue of increasing maintenance repair costs for the Ford Ranger. The Board agreed to move this discussion to New Business.
- e. Late fees will be charged again beginning in August on late payments

3. Facilities – Pat Hossle

- a. Pat reported that the following projects were completed: north ocean walk railing was painted with 1st coat; Central Lincoln PUD finally buried the large power cable in front of Rec Center; completed boardwalk repairs in cedar forest; “Coast to Valley Wildlife” completed indoor tennis court squirrel proofing; and street sign cleaning and painting is nearing completion around the property.
- b. Next month activities include completing sign cleaning/painting, remove vegetation encroachment on ocean path and replace striping along north end, patch major cracks on asphalt paths, treat moss on walking paths (signs will be posted), and work drainage and roof cleaning in preparation for Fall rains.
- c. Pat also cautioned residents to be aware of raccoons when dumping trash in bins at the maintenance building, as well as bees and wasps.
- d. Member Penrod asked that the condition of the water heater at the Rec Center be checked for any issues to inform the next Reserves plan

4. Grounds - Yves Nakahama

- a. Yves reported the completion of the annual hazardous tree survey with the arborist. He is preparing a report detailing suggestions for Board review, as well as letters to owners with issues on their lot.
- b. Continuing roadway and path trimming and general grounds cleanup and maintenance
- c. Member Blumenthal asked that an evaluation of tree limbs along Nesting Glade be performed

B. Committee Reports

- 1. Architectural –Patricia Koonce (absent)
 - a. July was a busy month for project applications, including one preliminary (Lot 175) and one final (Lot 157) approvals for new construction, and a lot clearing on Forest Park
 - b. Owners should submit new project applications as soon as possible to avoid delays. Next meeting is 4 September
- 2. Forest Management – David Dumas (absent)

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- a. The FMC is planning an October Fire Prevention Awareness event in partnership with the AC, Safety Committee, Garden Club and FLWC. Details to follow.
 - b. Next FMC meeting is 26 August.
3. Reserves – No report as committee work is over until next (fiscal) year
 - a. The Board unanimously approved the July Reserve expenses of \$31,171, and accepted the transfer of Safety Committee equipment (radio gear and generator) valued at ~\$4,000 to LWC for future Reserves plan.
4. Safety – Anne Bradley
 - a. The monthly radio check is 6 September at 9:00 AM
 - b. Safety Committee reported on the two recent “emergency events” (distant tsunami and limited power outage affecting 89 homes) and described the activation of the Community Radio Service to inform residents of latest info.
 - c. Anne also noted several upcoming emergency preparedness events in neighboring communities—details on their webpage.
 - d. 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, 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. Current funds in account are \$4,914
 - b. The next event is a 24 August “Happy Hour in the Garden”, with music by Randy Kollars and beer, wine and soft drinks provided. Bring an appetizer to share.
 - c. Applications for the Artisan’s Showcase in November will be available next month. Space is limited to 19 tables
 - d. The “Good Witches of LWC” will again be doing their annual food drive on 19 October, accepting both food items and monetary donations to the local food bank
6. Energy Resilience Program— Joe Cannon
 - a. Joe provided an overview of Depoe Bay City Council activities, the Phase II construction grant, and the newly created Energy Advisory Committee

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

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III. Old Business

A. Governance Committee Update – Paul Banas

The Governance Committee will hold the second (and final) Town Hall meeting on the revised governing documents on Saturday, 6 September at 11:00 am at the Rec Center for anyone with remaining questions on the changes. All owners are strongly encouraged to vote as soon as possible.

B Update on Fitness Room evaluation

Member Penrod provided an update on discussions re fitness room safety and usability issues, and provided a list of near-term (and small dollar) enhancements, including: 1) removal of several (obsolete) pieces of equipment, 2) repair of recumbent bike seat, 3) upgrade safety and rules poster, 4) install extra handrail to right of TV, 5) bring up two stable chairs from inventory, 6) remove one or more old benches, and 7) evaluate different location of treadmills to allow more space behind them. He also recommended a “professional consultant” to review and suggest alternate equipment layout. Dena was asked to provide usage numbers from card key entries.

IV. New Business

A. Ford Ranger Maintenance Issues

Dena noted increasing expenses to keep the Ranger safely operating. After discussion, the Board asked Dave Maguire to head up a requirements review that will inform the search for a replacement vehicle.

B. Handheld Radios

Chair Banas recommended an increase to the new owner escrow fees (currently \$400) to include the cost of a pair of Midland T61 FRS radios, recommended by the Safety Committee. The Board voted 4-0 (with Penrod abstaining) to increase the escrow fee to \$480 effective immediately.

V. BOD Closing Statements

Member Dumas noted an increase in speeding, especially near Singing Tree and Walking Wood, and suggested we add as a discussion topic for the September Board meeting.

VI. Adjournment

A motion was made by Dumas, seconded by Blumenthal to adjourn the meeting at 11:30 AM, passed unanimously.

Submitted and Signed:

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Paul J Banas /s/

Paul J. Banas

Chair, LWCHA