



**Regular Board of Directors Meeting Minutes
September 26, 2025**

- I. Call to Order and Establish Quorum at 10:00 AM
 - A. Present: Paul Banas, Molly Dumas, Les Blumenthal, Greg Steinke, and via Zoom John Penrod
 - B. Additions to the Agenda – None
 - C. General Announcements – Voting on revising the LWCHA Governing Documents ends tomorrow at 4 pm
 - D. Opening Homeowner's Forum - None
 - E. Motion to approve the August 23rd Regular Board Meeting Minutes approved unanimously
- II. Reports
 - A. Management Reports
 - 1. Financial – Greg Steinke
 - a. Monthly budget review
 - 1. August operating expenses were over budget by \$201.
 - 2. Total Operating Fund Balance is at \$532,073, with operating checking balance at \$152,543
 - 3. Total Reserve Fund Balance is \$750,278
 - 4. August Reserve spending was \$894 for Ford Ranger vehicle maintenance,
 - 2. Administrative – Dena Patterson
 - a. Dena noted that ballots were sent out via Election Buddy for the Board election, with 235 emails, 16 text messages and 17 US mail ballots.
 - b. Dena reported that the Election Committee hosted a “Meet the Candidates” event on 20 September at the Rec Center, with 34 residents in attendance and 8 online. Iris Coetzee served as moderator and did a fantastic job.
 - c. Dena proposed that since the entry gate lights cost over \$350 each time someone hits the gate, the Board might consider alternatives such as reflective tape in lieu of continuously replacing the lights.
 - d. Dena raised the issue of complaints she has received re bikes on the ocean path. She sent out the updated walking map this week clearly showing no bikes allowed on the ocean path or boardwalks.

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- e. Dena is encouraging those owners who pay monthly assessments by credit card to consider recurring payments via Quickbooks or their bank for less than the 3% credit card fee.

3. Facilities – Pat Hossle

- a. Pat reported that the following projects were completed: road, stop, and trail signage; roof, gutters and downspouts cleaned for winter; Fall cleanup of gas grills, courtyard canopy and paint touchups; adjustments made in weight training room on equipment.
- b. Next month activities include: Moss spraying of paths/roofs (using baking soda and water), North ocean walk vegetation encroachment removal and striping along path, repairs to asphalt paths with asphalt filler closing major cracking, and power washing all three dumpster areas for moss/debris
- c. Dumpsters in main garbage area now all have “raccoon-proof” bars over lids. If you remove a bar after 4 pm—put it back before leaving
- d. Resident Roth inquired about road striping on Singing Tree from Nesting Glade to tennis courts. Pat to research.
- e. Member Penrod requested Pat check drainage at new concrete pad in dumpster area

4. Grounds - Yves Nakahama (absent)

- a. Yves has been working on seasonal pruning and trimming and culvert and ditch access improvements
- b. Contractor sprayed large patch where ivy was removed
- c. Hazardous tree removal and limbing scheduled for 29-30 Sept

B. Committee Reports

1. Architectural –Patricia Koonce (Zoom)

- a. August was a busy month for project applications, including 6 roofs, 1 landscape, 2 front doors and 2 decks
- b. Owners should submit new project applications as soon as possible to avoid delays. Next meeting is 2 October

2. Forest Management – David Dumas

- a. The FMC is recruiting new members with the departure of two
- b. Next FMC meeting is 21 October.

3. Reserves – No report as committee work is over until next (fiscal) year

- a. The Board unanimously approved the August Reserve expenses of \$894.

4. Safety – Anne Bradley

- a. The monthly radio check is 4 October at 9:00 AM

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- b. Safety Committee reported on proposal for ham radio network in LWC to coordinate with outside areas in the event of emergency, as well as forest road evacuation route between here and Siletz via CLPUD liaison.
 - c. Anne also noted upcoming Depoe Bay emergency preparedness events on 11 October, with the annual “Shake Out” event on 16 October.
 - d. Anne noted the donation of an emergency scanner is in testing.
 - e. 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) – no report
 - 6. Energy Resilience Program— Joe Cannon (absent)
 - a. The Phase II construction grant was submitted on time
 - 7. Election Committee – Vicki Berchou
 - a. Vicki gave an update on the upcoming Board elections for LWCHA, IPHCA and LWCCOA

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

III. Old Business

A. Governance Committee Update – Paul Banas

As of this morning, 229 votes have been received or 85% of total possible votes. Voting ends tomorrow at 4 pm

B Drainage behind Morning Walk

A revised contractor quote for \$2,000 for a bio-swale behind Morning Walk was approved by a vote of 4-0-1 (Penrod abstaining). Pat was directed to schedule work once Member Dumas secured approval from owner of Lot IF41 to allow equipment access over his property.

IV. New Business

A. Board Resolution to remove outdated resolutions (part 2)

Member Blumenthal proposed the archive and removal of 15 previous Board Resolutions that are either outdated or overtaken by events. The Board unanimously approved this recommendation.

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B. Speeding In LWC

Numerous reports of speeding and running stop signs along Singing Tree have been reported. Resident Don Foot voluntarily began researching options such as radar trailers that might be available from neighboring towns. Member Dumas volunteered to lead an ad hoc committee to look into possible options for addressing these traffic problems.

V. BOD Closing Statements

Chair Banas noted that the regular October Board meeting would be abbreviated with no Facilities, Grounds or Committee reports due to the Annual Meeting scheduled to start immediately afterwards.

VI. Adjournment

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

Submitted and Signed:

Paul J Banas /s/

Paul J. Banas

Chair, LWCHA