

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 October 17, 2025

- I. Call to Order and Establish Quorum at 09:38 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 – None
 - D. Opening Homeowner's Forum - None
 - E. Motion to approve the September 26th Regular Board Meeting Minutes approved unanimously

II. Reports

A. Management Reports

1. Financial

a. Monthly budget review

- 1. September operating expenses were under budget by \$4,797.
- 2. Total Operating Fund Balance is at \$523,903, with operating checking balance at \$143,134
- 3. Total Reserve Fund Balance is \$752,548
- 4. September Reserve spending was \$125 for (new) Ford Ranger inspection.

A motion was made to approve the Financial report and the September Reserve expense, approved unanimously.

III. Old Business

A. Governance Committee Update – Paul Banas

By a vote of 225 -10 (84%), the revisions to the LWCHA CC&Rs and Bylaws were approved by the membership. The documents have been formally recorded with Lincoln County, and are available for viewing on the LWC website.

IV. New Business

A. Ad hoc Traffic Safety Committee

Numerous reports of speeding and running stop signs along Singing Tree have been reported. Molly reported that the ad hoc traffic committee met and developed a list of pedestrian safety issues and suggested options/solutions.

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Due to the change in Board members following the annual meeting, it was decided to table this discussion to allow the new board to review the proposed matrix and discuss at the November board meeting.

V. BOD Closing Statements

Chair Banas recognized outgoing members Les Blumenthal and Greg Steinke and thanked them for their service to LWCHA.

VI. Adjournment

A motion was made by Dumas, seconded by Blumenthal to adjourn the meeting at 09:500 AM, passed unanimously to prepare for the annual meeting.

Submitted and Signed:

Paul J Banas /s/

Paul J. Banas

Chair, LWCHA