

Little Whale Cove Condominium Association
Board of Directors Meeting – LWCHA Gate House
Minutes of July 15, 2025, LWCCOA Board Meeting

1. Quorum established by 10:05: Scott, Don, John, Judy as board members, Dena, Yves

2. Minutes of April 8, 2025, LWCCOA board meeting approved.

3. Old business:

a. Update on collection of 2024 assessments: 15 of 31 homeowners are current.

b. Financial Report: Dena reported expenditures paid, including \$58 for past elections; several regular payment checks were prepared by Dena and signed by Scott. COA has enough money in our bank account to cover.

c. Update on restated declaration and bylaws vote: 12 have voted; we need 24 yes votes from the 31 LWCCOA homeowners. Discussion on which owners in Pines and Meadow Houses have/haven't voted. Individual board members will contact some to encourage voting. Dena will send out another "please vote" reminder to all COA homeowners, thanking those who have responded. The total voting period was set for one year from the time the ballots were originally sent out.

d. Update on repairs for MH #12: while some improvements have been addressed, there remains substantial repair work; this impacts the sale of MH #12. Any purchase agreement must include the buyer agreeing to clearly documented and required repairs, as a condition of purchase.

4. New Business:

a. Garage maintenance: discussion on MH #1 - #8 garage repairs, including electrical, roofing, and siding. John pointed out that fixing electrical issues could be quite costly.

5. Homeowners Forum: discussion on process for addressing needed tree limbing and removal (especially in MH #1-#8), and fire remediation in forested common areas. Some fairly recent good progress on trees in Pines homeowner areas, but more focus/assessment on COA and LWCHA common areas around Meadow Houses. Dena will take concerns to the Forest Committee, which meets tomorrow.

6. Adjourned at 11:10 a.m.