Little Whale Cove Condominium Association

Board of Directors Meeting

January 13, 2026

Rec Center and Zoom

Agenda

1. Establish quorum, call to order. 10:08. Scott, Judy John, David

2. Approve minutes of October 14, meeting approved (pending additional changes)

3. Old business

a. Governance vote status. Up to 20 votes: need to go door to door. M. Don and Dave work on Pines #11 did vote; Scott and Judy and John MH 3, 9,;

4. New Business

a. **LWCCOA financial reports**: (Dena) homeowner payments past due $612 one unit; bank account $125; all COA insurance has been paid.

b. **LWCHA Safety** Committee chair, Ann Bradley: What can we do to engage more participation of Pines and MH; even get 30 %. We're sitting on Cascadia subduction; concern; means of heating, cooking, minimal medical and hygiene. Helpful info. on LWC website is underused as to water, food, shelter and warmth. *What can COA board members do to engage these people?* John, FEMA report for Depoe Bay (attached to these minutes—(hazard threat item is #1 is storms; hazards are shown by neighborhoods for floods, fire, etc. Most water coming to our area is from North Creek, South Creek, and biggest flow is Rocky Creek; 2.5 mil gal. water storage tanks on either side of the bridge.

It was noted that our rec center is listed as a community shelter. How many in our community alone, and can we help others in the community? Board working with city for MOA. John says we're not ready; what is our liability; we're not ready for conversation; why can't garage be used as a storage for food (no gas); Dena could see some space use; fire becoming increasing risk. LWC should be an example with our buildings we own--Pines and MH, for sure, which John indicated has started. Continued discussion included mention FEMA suggesting 2-week ready for emergency; Scott mentioned we need to be prepared for 1500 residents of the 3,000; food and water are critical issues; power we can solve (renewal energy).

Further mention on overlap of forestry committee with safety committee. Anne: concern we're not prepared. Do we need a resiliency task force for LWC, that John suggests takes a look at FEMA? Dave: we need to become a fire wise community. (People are trembling at what happened in Otis!). John: this board could answer some of our community needs; we need to find more safety captains, while also including education and sharing resources. Dave can give input from his former community.

c. **Renewable Energy** -power resilience (hydrogen); Joe Canon has been talking to city engineer for Depoe Bay; use sized fuel cells for back-up power with hydrogen supply; we can use renewable energy to keep the tanks full; 3 KG tanks would run for 9 days for typical MH unit. Tanks up to 7 KG (7 ft tall). Could put in each MH garage. hydrogen doesn't degrade like battery; grid used only when needs to refill the tanks; can also hook up to solar system. Long range plan for city; can start with fuel cell; this board can look at shared solutions. Alternative of individual generators is not a viable solution. 8 kilowatt systems for pairs of units in MH. Scott: a well planned supply of hydrogen and a means to resupply (solar); Diana could put propane small containers in dumpster area. Dave: people need batteries and water; aren't ready for major proposals. John will send out FEMA—focus on section for this community—how can we make it specific to us.; narrow down to what is doable.

5. **Homeowners Forum.** Paul, new rules for LWCHA; Judy, move bike rack (working with Garden Support Network and Yves on Landscape Demonstration Garden for area behind rec center; Pat, widening paths

6. Adjourned: 11:30+. Next COA board meeting Tuesday, April 14th

Note: FEMA Report (referenced in minutes, sent to Dena and COA board by John Penrod)

Note: Dena's COA Management Report of 7/15/2025

LWCCOA Management report 7/15/2025
I began the Governance Document election using ElectionBuddy to create and mail ballots. The election went live on June 2, 2025, at 5pm. So far 12 members have voted. The cost to run the election was $58.00, which I expensed on June 2nd
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2025-26 Annual invoices were emailed on Jue 13th. I mailed two via US Mail, One member needs a hard copy and the other does not email.
The Meadow Home Owners will pay $190.00 and The Pines Owners will remain at $60.00
I have two checks payable to LWC which need signature.
Check 1001: to LWC for Oregon Business registry $50.00
Check 1002: to LWC for ElectionBuddy $58.00
I have collected on three past due invoices totaling $310.00
Checking account balance as of 6/30/25: $2,938.20 as of 7/8/25: $3,188.20
July 1, 2024-June 30,2025 Insurance expense: $3,379.00
Checks $32.80
Governance filings $75.00
Governance Election $58.00
Total Expenses $3,544.80
Maintenance:
Ivy removal is ongoing in common areas
Yves plans to trim along Meadow Ln spur the within the next few weeks

Balance Sheet

Little Whale Cove Condominium Owners Association
As of June 30, 2025
DISTRIBUTION ACCOUNT TOTAL
Assets
Current Assets
Bank Accounts
1111 Umpqua Bank 2,938.20
Total for Bank Accounts $2,938.20
Accounts Receivable
Accounts Receivable (A/R) -955.00
Total for Accounts Receivable -$955.00
Other Current Assets
Payments to deposit
Total for Other Current Assets 0
Total for Current Assets $1,983.20
Fixed Assets
Other Assets
Total for Assets $1,983.20
Liabilities and Equity
Liabilities
Current Liabilities
Accounts Payable
Accounts Payable (A/P)
Total for Accounts Payable 0
Credit Cards
Other Current Liabilities
Total for Current Liabilities 0
Long-term Liabilities
Total for Liabilities 0
Equity
Retained Earnings 2,008.20
Net Income -25.00
Total for Equity $1,983.20
Total for Liabilities and Equity $1,983.20

Accrual Basis Tuesday, July 08, 2025 07:00 PM GMTZ 1/1

Profit and Loss

Little Whale Cove Condominium Owners Association
July 1, 2024-June 30, 2025
DISTRIBUTION ACCOUNT TOTAL
Income

Assessments 0
Meadow Home Assessmets 2,520.00
The Pines Assessments 1,140.00
Total for Assessments $3,660.00
Total for Income $3,660.00
Cost of Goods Sold
Gross Profit $3,660.00
Expenses
Insurance 0
Directors & officers insurance 1,098.00
Liability insurance 2,281.00
Total for Insurance $3,379.00
Office expenses 0
Memberships & subscriptions 133.00
Office supplies 32.80
Total for Office expenses $165.80
Total for Expenses $3,544.80
Net Operating Income $115.20
Other Income
Other Expenses
Net Other Income 0
Net Income $115.20