

IPHCA General Board Meeting Notes

01/22/2026

The meeting of the Innisfree Patio Home Condominium Association (IPHCA) was held on 01/22/2026 at the LWC Gate House and available on Zoom. It was called to order at 1:29 pm. The quorum was met with all three current board members present. Gene G, Mike R. and Cody C.

Attendees

- Eight homeowners present
- Little Whale Cove Manager – Dena

Agenda

- Treasurer's Report:
 - Checking Account Balance: \$12,657.95
 - Reserve Checking Account Balance: \$1,114.78
 - Total: \$13,772.73
 - Accounts Receivable: \$356.00
 - Total Assets: \$14,128.73

New Business

- Dena reported on the Cottage saying that the utilities to date were \$230.90. Also, a third of the insurance totaling \$1,157.25 has been paid.
- There was discussion regarding the power bill for the Cottage.
- Dena gave an update on the drainage issue in Innisfree.
- Pat has been monitoring the ground on Morning Walk. The ground needs to be less saturated before we can proceed with a solution. They are waiting for a more detailed plan from the contractor. One of the residents brought up the fact that nothing has ever been done to correct this issue. The residents most affected spoke up about needing a rapid solution for this issue as the homeowner's insurance has increased and the home values have declined.
- There was a discussion about fallen trees and who is responsible for cleanup. Apparently, it is up to the discretion of the LWC Board. Residents stated that this also depreciates the home values with all the downed trees. Gene G. stated that the cleanup of these trees is very difficult due to extremely strict laws pertaining to wetlands in the state of Oregon.

- Another resident brought up the issue of the berm on Tract D and is concerned about further drainage issues.
- Dena stated that they are waiting for a report from Yves on the Morning Walk AC walk around.
- Safety Committee member Anne Bradley gave a report, via Zoom, on two-way radio service and the need for additional safety captains who we rely on to report safety issues to the residents of LWC.
- Meeting adjourned at 2:26 pm.

Recording Secretary,

Cody C.