



**Regular Board of Directors Meeting Minutes
April 24, 2026**

- I. Call to Order and Establish Quorum at 10:00 AM
 - A. Present: Paul Banas, Molly Dumas, Judith Roth, and John Penrod (remote)
Absent: Marc Staimer
 - B. Additions to the Agenda –None
 - C. General Announcements – None
 - D. Opening Homeowner's Forum - None
 - E. Motion to approve the March 27th Regular Board Meeting Minutes approved unanimously
- II. Reports
 - A. Management Reports
 - 1. Financial – presented by Dena
 - a. Monthly budget review
 - 1. March operating expenses were under budget by \$2,810
 - 2. Total Operating Fund Balance is at \$276,582, with operating checking balance at \$15,265.
 - 3. Total Reserve Fund Balance is \$844,845.
 - 4. March Reserve spending was \$9,538, including \$4,102 for downpayment on new water heaters for Rec Center and Gatehouse, \$1,420 to replace two outdoor waterproof cameras at entry gate, \$3,600 for final pool heater and plumbing bill, and \$416 for new alternator for 2005 Ranger truck.
 - 5. Judith Roth mentioned that the Budget Committee was investigating other potential (and insured) investment options when T-Bills mature

The Board unanimously approved the Reserve expenditures for March

Administrative – Dena Patterson

- a. Dena reported that the Budget Committee has met three times since 3 April, and is planning on a Town Hall meeting for residents on 7 May at 10:00 am to present the proposed Fy26/27 budget for LWCHA
- b. Dena also reported that the LWCCOA met on 21 April, accepted resignation of Scott Whitmire and appointed John Penrod as interim Chairman until next elections in October.
- c. Dena has been working with VF-Law re our new Collections Policy and changes in their billing practice re the same. John Penrod

Little Whale Cove Homeowners Association, Inc.

15 SW Singing Tree • Depoe Bay, Oregon 97341
lwcha@lwcha.org

Gatehouse: (541) 765-2489



requested that LWCCOA and IPHCA should be able to use the same policy, and Paul Banas agreed to make sure this is possible with VF Law.

- d. Dena provided a Visitor Registration form and instructions to the owners of 435 Cove Point, along with suggestion of posting Community Rules for their “frequent” guests.
- e. She will continue to provide information to Budget Committee for completion of the proposed new budget, including medical insurance costs and Town Hall meeting preparations
- f. Dena will assist Pat in scheduling summer projects and contractors

Facilities – Pat Hossle

- a. Pat continued spraying for moss throughout LWC preparing for pavement and path repairs
- b. He provided Reserves Committee with contractor bids for road/path work this spring, along with several maintenance projects. Still awaiting tennis court estimates for both indoor and outdoor courts
- c. Pat reported that new hot water heaters for the Rec Center and Gatehouse will be installed by Groth-Gates 29-30 April
- d. Pat will be preparing the Rec Center courtyard deck and put up summer canopy
- e. Both he and Yves are evaluating drainage ditches that require professional clearing by contractor.

Grounds - Yves Nakahama

- a. Yves purchased new Rhododendron plants for common areas
- b. Working on contractor bids for FMC fire mitigation and invasives
- c. Continued seasonal trimming and pruning
- d. Preparing for Saturday’s fire-safe plant display

B. Committee Reports

1. Architectural –Patricia Koonce (Zoom)
 - a. AC approved 6 requests in April. Owners should submit new project applications NLT 29 April for the next meeting on 7 May 2026.
2. Forest Management – David Dumas
 - a. The FMC, Safety Committee, and AC will jointly sponsor a fire risk mitigation workshop with the Depoe Bay Fire Dept on 25 April starting at 10:30 am and lunch will be provided by FLWC. Focus is on both home and wildland fire preparedness.

Little Whale Cove Homeowners Association, Inc.

15 SW Singing Tree • Depoe Bay, Oregon 97341
lwcha@lwcha.org

Gatehouse: (541) 765-2489



- b. The FMC is still recruiting for new members. Next FMC meeting is 19 May 2026.
- 3. Reserves – Dave Maguire (report provided by John Penrod)
 - a. John reported that RDH is preparing the final revisions for plan update and funding model, with focus on 5-year Tactical Plan
 - b. He stated that the proposed budget for Reserves contribution for FY26/27 will be the same as currently- \$232,879, which will result in a plan that is 70% funded-our accepted level.
 - c. The committee will be evaluating and recommending a contractor for the planned asphalt work and tennis court improvements during May.
- 4. Safety – Anne Bradley
 - a. The monthly radio check is 02 May at 9:00 AM
 - b. Anne reminded all owners about the Fire Safety/Preparedness event on Saturday, 25 April, and will plan to post slides/info from event on the Safety Committee webpage.
 - c. A field exercise employing the LWC ICS will take place 7 May, with Safety Captains canvassing their blocks.
 - d. Anne encouraged all owners, based on 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
 - a. FLWC will sponsor a “Cinco de Mayo event on 2 May, RSVPs required. Account balance is \$3,705

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

III. Old Business

A, Collections Policy Resolution

Dena is working with VF Law to reconcile the recent Board Resolution with VF Collections policy. Will include LWCCOA and IPHCA in the policy.

B. Emergency Cache Report

Paul Banas and Anne Bradley attended the April meeting of the Depoe Bay Emergency Preparedness Committee to express interest in developing an MOU

Little Whale Cove Homeowners Association, Inc.

15 SW Singing Tree • Depoe Bay, Oregon 97341
lwcha@lwcha.org

Gatehouse: (541) 765-2489



with the city to “host” a city-provided emergency cache.

The committee was unprepared to discuss, as they have no written specifications or details on said cache, and seemed uncertain about how to proceed. LWC will table this item until such time as specifics and details become available.

C. Visitor Registration Form

Dena has developed a Visitor Registration Form, available on our website, for use by owners with “frequent guests”. At present, it will only be selectively used for properties that exhibit frequent guest usage.

IV. New Business

- A. Judith Roth and Molly Dumas noted several residents’ concerns over security and visitors. Dave Grace told the Board that with at least 15 homes for sale in LWC, it should be expected that potential buyers would be in the neighborhood, and relayed an incident where a resident supposedly confronted one such buyer at the Rec Center, and was so rude as to cause that buyer to look elsewhere for a home.

Whether accurate or not, we are approaching the summer season when considerably more “family and friends” visit LWC. Residents are reminded to both be courteous to strangers and to report any concerns to the Gatehouse.

Dena will begin issuing temporary parking passes for the day to potential buyers so that visitor cars are more identifiable.

V.BOD Closing Statements -None

Adjournment

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

Submitted and Signed:

Paul J Banas /s/

Paul J. Banas

Chair, LWCHA