



**Regular Board of Directors Meeting Minutes
May 22, 2026**

- I. Call to Order and Establish Quorum at 10:00 AM
 - A. Present: Paul Banas, Molly Dumas, Judith Roth, Marc Staimer and John Penrod (remote)
 - B. Additions to the Agenda –None
 - C. General Announcements – None
 - D. Opening Homeowner's Forum - None
 - E. Motion to approve the April 27th Regular Board Meeting Minutes approved unanimously
- II. Reports
 - A. Management Reports
 - 1. Financial – Marc Staimer
 - a. Monthly budget review
 - 1. April operating expenses were under budget by \$5,069
 - 2. Total Operating Fund Balance is at \$236,869, with operating checking balance at \$125,336.
 - 3. Total Reserve Fund Balance is \$872,370.
 - 4. April Reserve spending was \$4,881 including \$4,805 for Reserves Study update and \$76 for six outdoor folding tables

The Board unanimously approved the Reserve expenditures for April

Administrative – read by Paul Banas

- a. The Budget Committee met 29 April and 1 May to finalize new budget recommendations, and hosted a Town Hall meeting on 9 May to inform residents of upcoming budget and assessment increases. Eleven residents attended in person and five online. The budget summary has since been sent to all owners.
- b. LWCCOA will meet on 26 May to finalize their budget.
- c. Still working with VF-Law to finalize changes to our new Collections Policy
- d. Dena sent six AC violation warning letters to owners as specified at last AC meeting on 7 May
- e. In June, Dena will prepare notice of budget and letter for mailing
- f. Dena will assist Pat in scheduling summer projects and contractors

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Facilities – Pat Hossle

- a. Pat continued spraying for moss throughout LWC preparing for pavement and path repairs
- b. A bid for all asphalt repair work was selected and we are awaiting schedule information from Contractor. Notices will be provided to affected area residents when we have that info.
- c. Finally received a bid for tennis court re-surfacing and will provide to Reserve Committee for review
- d. Painting Innisfree Mailbox shelter and realtor kiosk
- e. Pat is working with contractor for Rec Center barn door replacement and safety upgrades to prevent door from falling off railing
- f. Working with Eddyville Woods Shop for potential new wooden signs
- g. Both he and Yves are evaluating drainage ditches that require professional clearing by contractor.

Grounds - Yves Nakahama

- a. Continued seasonal trimming, mowing and pruning
- b. Requesting contractor bids for weed spraying in Innisfree
- c. Working on contractor bids for FMC fire mitigation and invasives
- d. Ditch weed mitigation

B. Committee Reports

1. Architectural –Patricia Koonce (remote)
 - a. AC approved 11 requests in May and tabled one for additional review. Owners should submit new project applications NLT 27 May for the next meeting on 4 June 2026.
2. Forest Management – David Dumas (absent)
 - a. The Residential Fire Safety and Wildfire Preparedness Fair was a great success with over 80 residents participating
 - b. The FMC is still recruiting for new members. Next FMC meeting is 16 June 2026.
3. Reserves – Dave Maguire (absent)
 - a. The 2026 LWC reserve plan was updated by RDH, approved by the LWC BoD, as is now posted to the LWC website, along with the 2026 LWC road plan
 - b. The 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. Future contributions are scheduled to increase 3.3% annually.
 - c. The committee has completed its work for the 2026 plan update.

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4. Safety – Anne Bradley
 - a. The monthly radio check is 06 June at 9:00 AM
 - b. Anne provided an overview of the LWC Incident Command System (ICS) Training Exercise held on 7 May, including Safety Captain visits to their area homes. A future exercise will take place in August with a wildfire-based scenario and lessons-learned incorporated from May.
 - c. With Lincoln County already in drought conditions, this seasons wildfire risk is higher than ever. There will be “zero tolerance” for any fires, smoking or equipment-sparking here.
 - d. Bill Albright was able to communicate with both Tillamook EOC and the Valley re several “repeaters” from the Crow’s Nest, a continuing improvement to our external communications capabilities during emergencies
 - e. 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 (absent)
 - a. No report

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

III. Old Business - None

IV. New Business

A. Approval of FY 2026/2027 Budget

A motion to approve the new 26/27 Budget was unanimously approved by the Board

BOD Closing Statements -None

Adjournment

A motion was made by Staimer, seconded by Roth to adjourn the meeting at 10:40 AM, passed unanimously.

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Submitted and Signed:

Paul J Banas /s/

Paul J. Banas

Chair, LWCHA