



**Regular Board of Directors Meeting Minutes
June 26, 2026**

- I. Call to Order and Establish Quorum at 10:02 AM
 - A. Present: Paul Banas, Molly Dumas, Judith Roth, Marc Staimer and John Penrod (remote)
 - B. Additions to the Agenda –Discuss accessibility issues at Rec Center
 - C. General Announcements – Community Wildfire Forester to visit LWC common areas today with Yves and David Dumas
 - D. Homeowner’s Forum - None
 - E. Motion to approve the May 22nd Regular Board Meeting Minutes approved unanimously
- II. Reports
 - A. Management Reports
 1. Financial – Marc Staimer
 - a. Monthly budget review
 1. May operating expenses were under budget by \$7,265
 2. Total Operating Fund Balance is at \$209,862, with operating checking balance at \$97,895.
 3. Total Reserve Fund Balance is \$890,090.
 4. April Reserve spending was \$2,791 including \$1,821 for Reserves Study updates and \$970 for replacement laptop for Gatehouse

The Board unanimously approved the Reserve expenditures for May

Administrative – Dena Patterson

- a. IPHCA (29 May) and LWCCOA (5 June) adopted new fiscal year budgets with \$65 and \$60/\$210 assessments respectively
- b. LWCCOA adopted new governing documents with 77% of votes. Dena will get recorded with County Clerk’s office
- c. Main garbage/recycling area issues with overflowing containers and tight spaces, as well as improper sorting and large items left outside of bins. Staff will continue to monitor/manage area, but part of problem is residents ignoring/mishandling recyclables and overfilling containers
- d. Dena reported on gate and safety issues with a contracted Amazon delivery driver and excessive use of the emergency vehicle code (143 accesses vs 19 confirmed emergency calls). She will contact fire, sheriff and ambulance offices re changing emergency code. All

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residents are reminded to NOT give out their personal gate codes to anyone, and instead use their unique callbox codes to grant remote access

- e. Leigh-Ann Burke was hired as our part-time groundskeeper on 7 June, and has been training with Yves since. Very happy with work to date.
- f. Dena will be preparing for year-end financial review with CPA, and prepare tax filings for IPHCA and LWCCOA. Also continuing collection efforts.

Facilities – Pat Hossle

- a. Pat continued spraying/brushing moss throughout LWC preparing for pavement and path repairs
- b. Working with asphalt and tennis court contractors on scheduling work for July.
- c. Spa heater needs replacing—Blue Water will install new heater (similar to pool) next week. New (warranty) circuit board for pool furnace installed in past week
- d. Still awaiting bids for drainage ditch cleanouts
- e. Pat is working with contractor for Rec Center barn door replacement and safety upgrades to prevent door from falling off railing

Grounds - Yves Nakahama

- a. Continued seasonal trimming, mowing and pruning
- b. Providing training to part-time groundskeeper
- c. Working with tree and ivy contractors for FMC fire mitigation and invasives work by end of June

B. Committee Reports

- 1. Architectural –Patricia Koonce (remote)
 - a. AC approved 11 requests in June. Owners should submit new project applications NLT 24 June for the next meeting on 2 July 2026.
 - b. Harry Sime announced his resignation from AC effective 2 July. Tom Carmichael was nominated to serve out the term.

Board unanimously approved Tom Carmichael to serve on the AC

- 2. Forest Management – David Dumas
 - a. The FMC wishes to thank Yves for coordinating contractor work on its year-end fire mitigation and invasives projects

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- b. The FMC will be focusing on removal of all Leyland Cypress trees on common areas this coming year, and encourages all owners to do the same on their private lots.
 - c. The FMC is still recruiting for new members. Next FMC meeting is 21 July 2026.
 - 3. Reserves – Work completed until next year
 - 4. Safety – Anne Bradley
 - a. The monthly radio check is 04 July at 9:00 AM
 - b. Anne reminded all owners that absolutely no fireworks are allowed anywhere in LWC
 - 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. Anne mentioned that the next LWC Incident Command System (ICS) Training Exercise will be held on 12 August, including Safety Captain visits to their area homes. She also encouraged residents in all Safety Areas without Captains to consider volunteering as a backup or alternate Safety Captain
 - 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
 - a. FLWC will be hosting a 4th of July BBQ at the Rec Center, and requests all planning to attend to RSVP no later than 1 July to help them shop “accurately” without too many leftovers.
 - b. Current budget is \$3,653

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

III. Old Business - None

IV. New Business

- A. Discussion of short-term investment options for operating funds.
Many owners prepay their full years’ assessments in July, resulting in a large balance of operating funds. After some research on investment options including bank CDs, money market funds and T-Bills, Marc Staimer

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recommended that LWC continue to invest these funds in short-term Treasury Bills.

B. Discussion of possible Rec Center Guest Passes for “friends”

Marc and Judith discuss the possibility of offering guest passes for friends of owners (not family members) who want to use LWC amenities while visiting to both help identify them, and to contribute to the maintenance of these amenities. After considerable discussion on the merits of this idea, the Board decided to table this discussion until more information is available to discuss.

C. Discussion of Access issues to the Rec Center

Judith raised the issue that at least three residents use motorized wheel chairs and have difficulty accessing the rear yard of the Rec Center when used for social events. After some discussion, the Board directed Pat Hossle to build a suitable ramp to provide such access at an estimated cost of \$1500. Dena will also investigate adjustable ramps for the rear stairs to the back deck.

BOD Closing Statements -None

Adjournment

A motion was made by Staimer, seconded by Roth to adjourn the meeting at 11:18 AM, passed unanimously, with the Board to meet in Executive session after a short break to discuss a Collections issue.

Submitted and Signed:

Paul J Banas /s/

Paul J. Banas

Chair, LWCHA