



**Regular Board of Directors Meeting Minutes  
July 24, 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
  - B. Additions to the Agenda –Discuss “open carry” incident
  - C. General Announcements – LWC resident Joe Cannon was recognized and congratulated on becoming the new Depoe Bay Mayor
  - D. Homeowner’s Forum - None
  - E. Motion to approve the June 26th Regular Board Meeting Minutes approved unanimously
- II. Reports
  - A. Management Reports
    - 1. Financial – Marc Staimer
      - a. Monthly budget review
        - 1. June operating expenses were over budget by \$19,370, but year-end was under budget by \$4,593
        - 2. Total Operating Fund Balance is at \$177,185, with operating checking balance at \$65,274.
        - 3. Total Reserve Fund Balance is \$927,252.
        - 4. June Reserve spending was \$3,750, a 50% deposit for replacement Spa Heater

The Board unanimously approved the Reserve expenditures for June

Administrative – Dena Patterson

- a. Dena filed FLWC taxes using form 990-N on 10 July.
- b. LWCCOA new governing documents still awaiting sign-off by state real estate agency. Dena will get recorded with County Clerk’s office
- c. Dena is trying to contact Depoe Bay Fire Dept re changing emergency gate code. All residents are reminded to NOT give out their personal gate codes to anyone, and instead use their unique callbox codes to grant remote access
- d. Dena will be preparing for year-end financial review with CPA, and prepare tax filings for IPHCA and LWCCOA. Also continuing collection efforts and drafting annual report

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### Facilities – Pat Hossle

- a. Pat completed accessibility walkway/ramp at Rec Center
- b. Still working with asphalt and tennis court contractors on scheduling
- c. Spa heater was replaced by Blue Water Spas
- d. Replacing boardwalk planks/asphalt sheeting along various paths
- e. Expecting to install Rec Center barn door replacement and safety upgrades next month
- f. Owner Dave Maguire requested Pat to arrange for repair/replacement of power vent at indoor tennis courts ASAP – Board concurred

### Grounds - Yves Nakahama

- a. Continued seasonal trimming, mowing and pruning
- b. Yves suggested he would try to return some grassy areas to natural landscape, reducing mowing requirement per Forest Mgmt Plan
- c. Leigh-Ann Burke initial training complete and she's ready for independent assignments
- d. Providing improvements to riparian area in meadow near Gate House; purchased new dump trailer for yard debris hauling
- e. Major clean-up of maintenance yard and driveway
- f. Cove Cleanup scheduled for 31 July at 10:00 am, followed by BBQ

### B. Committee Reports

1. Architectural –Patricia Koonce (absent)
  - a. AC approved ~10 requests in July. Owners should submit new project applications NLT 29 July for the next meeting on 6 Aug
2. Forest Management – David Dumas
  - a. The FMC did not meet in July, but will be reviewing recommendations from Community Wildfire Forester visit at August meeting
3. Reserves – Work completed until next year
4. Safety – Anne Bradley
  - a. The monthly radio check is 01 August at 9:00 AM
  - b. 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
  - c. Anne reported that the next LWC Incident Command System (ICS) Training Exercise will be held on 12 August, including Safety Captain visits to their area homes. Residents are encouraged to participate by speaking with their Safety Captain when he/she visits for their “Rapid Needs Assessment” work

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- 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 (remote)

- a. FLWC hosted a successful 4<sup>th</sup> of July BBQ at the Rec Center with 105 attendees. Next event is 15 August Happy Hour
- b. Current budget is \$2,580, plus pending \$1,000 check

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

### III. Old Business - None

### IV. New Business

#### A. Call for Election Committee Volunteers

This fall will feature the following Board positions open for election:

LWCHA – 2 positions

IPHCA – 1 position

LWCCOA – 2 or 3 positions

An Election Committee comprised of three resident volunteers will oversee the elections, including Candidate Forums, ballot counting (via Election Buddy), and announcement of results. Dena will put out a call for volunteers, with the committee to be approved at the August Board meeting. She will also put out a “call for candidates” application by 15 August.

#### B. Advertising and Access for Artisan Showcase non-residents

The Board re-affirmed that LWC is a private community and “never open to the public”. Therefore, any advertising outside of LWC must include wording to the effect of “you are invited as our guest to attend the Saturday show”. The Board also agreed, with FLWC Chair concurrence, that FLWC would purchase single day event insurance (est cost \$102), and also would recruit volunteers to be stationed at the entry gate (in 1 hour shifts) for access to the Showcase only.

#### C. Discussion about Annual Meeting Date

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The Board decided that the date for this year's LWCHA Annual Meeting would be 16 October 2026 at 10:00 am at the Rec Center, including announcement of Board election results.

### **D. New Topic – Open Carry Incident**

Marc Staimer said he was approached by residents who had recently witnessed a person (presumed to be a visitor) carrying a visible firearm (open carry) on the ocean walk. While Oregon state law allows open carry in areas without adopted restrictions, LWC as a private community has the right to restrict open carry on its common property.

After discussions, the Board agreed to amend LWC Community Rules to forbid open carry on any LWC common property. Paul Banas will draft proposed revisions for review and approval at the August Board meeting.

BOD Closing Statements -None

### **Adjournment**

A motion was made by Staimer, seconded by Roth to adjourn the meeting at 11:07 AM, passed unanimously.

Submitted and Signed:

*Paul J Banas /s/*

Paul J. Banas

Chair, LWCHA