Little Whale Cove Condominium Association
Board of Directors Meeting Minutes
September 2, 2026
Rec Center and Board Quarterly Meeting

The meeting was called to order at 1:11 PM

Committee Members Present:
Vice Chair- Don Olson
Secretary- Judy Sims
Dave Grace

Non-Committee Speakers:
Phil Miller
Dena Patterson- Community Manager
Pat Hossle – Grounds & Facilities Super.

1. **Call to Order & Quorum:** Dena called the meeting to order, confirming a quorum was present.

2. Minutes: The minutes of the January 13, 2026, meeting were approved.

3. Old Business:

A. Declaration Filing: The Board directed management to proceed with filing the restated association declarations directly with the county office without an attorney's signature to prevent further processing delays.

4. New Business

A. Board Changes: Dena Patterson reviewed the election cycle, noting that the bylaws require two-year staggered terms for a board of three or five members.

1. Board Resignation: The Board received notification from Vice Chair Don Olson of his intent to resign from the Board, effective at the upcoming annual meeting on October 16th.

B. Financial: The financial report was received and placed on file. As of September 1, 2026, the association bank balance was $4,352.70. A report on outstanding dues collections and a recent insurance policy switch to Farmers Insurance was also received.

C. Lien Filing Procedure: The Board ratified an updated collection procedure to immediately file formal statutory liens upon identifying deed-in-lieu situations.

D. Walkway Maintenance: On motion duly made and carried, the Board approved hiring an independent inspector (Pat Hossle) to evaluate the structural integrity of all shared walkway support posts.

E. Fire Mitigation: Management presented a comprehensive report regarding local wildfire risks, the Depoe Bay Federal Emergency Management Agency hazards report, and the structural frameworks of the voluntary "Firewise" program. The Board received the report for review ahead of the next forestry management committee meeting.

5. Adjournment: The meeting was adjourned at 1:15 PM

Next COA Board Meeting: Friday, October 23, 2026, at 11:00 AM in the library.