

WELCA MINUTES: June 2, 2025

West Lochwood Civic Association Board Meeting

St. Joseph's Episcopal Church

I) Call to Order: This meeting opened up at 7:00

WELCA Board Members in Attendance: Andy Yarnell, Jim Foster, Mike Goddard, Anthony Vigil, Amy Vigil, Jake Rapplean, Earl Wilson, Jon Bustos, Mary Carey, Kaylee Pott, Alex Chaplin, Tim Taggart, Eric Wirtz, and Jeff Wittreich

Absent:

Guests: Becky Raisch, Tom and Jeanne Swartwood

II) Review of May 5, 2025 Meeting Minutes: A first motion was made by Jake Rapplean to approve the WELCA minutes from the May 5th. A second motion to approve the minutes was made by Mike Goddard. The minutes were approved with a unanimous board vote.

III) Treasurer's Report: (Jim Foster) WELCA Treasurer's report, dated from the May 5, 2025 meeting was approved as prepared and presented by Jim Foster

The May 5, 2025 WELCA Treasury Report as follows:

- **Checking Balance: \$2,673.38**
- **Savings Balance: \$4,018.08**
- **Funds Available as of May 4, 2025 = \$6,991.52**
- **Premier Savings - \$10,056.30 – Matures 07/08/2025**
- **Total Funds Available - \$16,747.83**

Includes 254 paid members in 2025 out of 669 total members (84 members paid by Venmo)

Total Dues paid = \$10,230.00

Beginning Balance: 1/1/2025: = \$9,716.72

- **Expenses in April**
 - **\$138.00 – April Maintenance**
 - **\$159.25 - Mailing supplies**
 - **\$264.00 – May Maintenance**
-
- **\$ 561.25 – Total Expenses in May**

- **Income from Advertisements**
 - **Total income from advertisement = + \$900.00**
- **Treasurer's Report Approved:** First motion made by Jim Foster to approve the Treasurer's Report. Mary Carey made a second motion to approve the Treasurer's report. The Treasurer's report was approved as written (no changes) with a unanimous board vote.
- **IV) WELCA 2025 Budget:** No big expense yet this year – but the Spring Clean-up and roll-off dumpster expenses will coming up soon. We have more in the budget than this time last year.

IV) Unfinished Business: WELCA Board of Directors Insurance

- **June Newsletter** – has been completed and mailed
- **Florida Clean-up** – WELCA is responsible for the clean-up of Florida
 - Clean-up was Saturday May 31, 2025 from 8am to 10 am focused on the Northside of Florida. Will repeat a clean-up day in the fall (to be announced)
 - Thank you to our volunteers – Mary Carey, Jake and Kelli Rapplean, Jim Foster, Andy and Kristi Yarnell.
- **Community Wide Garage Sale:** June 5 -9
 - **Advertisements for the event:** WELCA's Facebook, WELCA's website, Craigslist, Green Mountain Facebook, Wheat Ridge's Facebook, Nextdoor
 - Signs and New Banners for the Community Wide Garage Sale placed at Lochwood entrances.
- **Spring Clean-up:** Saturday June 14th
 - Roll Off Trash Containers from 5280 Waste are arranged we are to have 5 total
 - Banner's advertising WELCA and our Venmo QR code will be hung on a canopy to be set up, and a second one to hang on the Roll Off containers
 - Volunteers: Check-in person – Jake Rapplean with list of paid members
 - Volunteers: Help unload vehicles – Mike Goddard, Eric, Kaylee Potts, Andy Yarnell and Jeff Wittreich.
 - Refreshments: Andy Yarnell will bring water, Mike Goddard to pick up cookies

V) New Business:

- **Community Yard Maintenance:** (Jake Rapplean, Anthony Vigil) Event where WELCA Board members and Lochwood Volunteers help neighborhood Veterans, elderly, handicap, and other that may need help with lawn care items like mowing, weeding, and trimming of low branches.
 - To be held Saturday July 12th
 - Sign up link – in Newsletter and on the WELCA Website and WELCA Facebook page. The Sign-up link works for both if a neighbor is looking for help, or if a neighbor want to volunteer.
 - There is a possibility for continuing service.
 - WELCA may provide a safety vest or Lanyard with logo for ID of volunteers.
 - Liability concern for if a volunteer gets hurt, or damage to home owner's property. WELCA will seek to provide a waiver to sign for volunteers. WELCA Board does have insurance that should cover injury during a WELCA sponsored event. WELCA will also look into seeing if a cookie cutter type liability form is available on line.
- **Community Movie Night:** (Jake Rapplean) WELCA is sponsoring a movie night in Hoida Park planned for July 18th.
 - Event and Activities include Food trucks, dessert or shaved Ice vendor, family friendly movie to be shown starting at dusk
 - WELCA Board needs to: Rent movie projector (Douglas County Library or Jefferson County Library), permit for Hoida Park, Rent Porta Potty, and Rent a Generator for Electricity
 - Other discussed activities included: drone show, Bubble machine, lighted Frisbee, Light sticks
- **WELCA Board New Start Time:** There was a quick discussion at the end of the meeting about changing the WELCA Board Meeting Start time to 7:30 p.m. on the first Monday of every month. No objections were voiced, so consensus agreed to the new start time.

VI) Committee Reports:

- **Covenants Committee** – Will start revisiting the trailer, boats, camping and RV parking violations, trash cans left out, and yard violations (with clutter, and weeds) after Spring Clean up to give homeowners a chance to get caught up.
 - **Jefferson County Zoning** - The Tree Company operating out of a home on West Florida Place has been cited by Jefferson County Zoning and has 10 days to clean-up.
 - **Meeting:** WELCA Board will set up meeting with Jon Bustos and neighbors to discuss fence over 6 feet tall, and issue over access to shared property.

VII General Discussion / Roundtable: - Get Board Members input about where we are at mid-year and what we can do better, different or new?

- Using WELCA Facebook to alert neighbors to suspicious activity.
- Homeless camp behind Irwin School – possibly take a team to go clean-up trash on the Spring Clean-up day.
- (Jake Rapplean) – Google Fiber indicates that Jefferson County is not holding up the planning or permitting phase. So Google Fiber may start towards the end of this year in the Lochwood neighborhood.
- (Becky Raisch) Fold and stuff the Lochwood Newsletter into envelopes at the same time
- (Mary Carey) abandoned car on West Texas Avenue. No current tags and not moving. Also camper trailer in the driveway. Andy will touch base as it is the nephew of the home owner that recently passed away.
- (Kaylee Pott) – Andy is the point of contact (texting) for 5280 Waste Management for the roll-off dumpsters. Cones to go out the night before.
- (Jeff Wittreich) Common Area Maintenance – develop an electronic spreadsheet so volunteers on the clean-up team know which areas to work on any free time. Helps to spread the work around, and know who is working each area.
- Jim Foster – concerned about the number of paid members, as dues seem to be coming in slower this year. Hopefully more Lochwood residents will pay their dues at the Spring Clean-up. Jim plans on sending a reminder to those homeowners who haven't paid at the end of July. Fifty percent is 335 homes and we are currently at 254 paid homes.
- Jim Foster - A house near his home has been sold and has become a recovery house. Multiple people are living there and Jefferson County Zone has Lochwood zoned as Single Family homes. Also this might be considered a business which is also against Jefferson County Zoning.

VIII) Adjourn:

Meeting was adjourned at 8:30 pm

