

WELCA MINUTES: February 2, 2026

West Lochwood Civic Association Board Meeting

St. Joseph's Episcopal Church

I) Call to Order: This meeting opened up at 7:31pm

WELCA Board Members in Attendance: Andy Yarnell, Mike Godard, Jim Foster, Kaylee Pott, Jake Rapplean, and Tim Taggart

Absent: Earl Wilson, Jeff Wittreich, Jon Bustis, Mary Carey, and Eric Wirtz

Guests: Bec Raisch

II) Review of January 5, 2026 Meeting Minutes: A first motion was made by Jim Foster to approve the WELCA minutes from the 5th of January. A second motion to approve the minutes was made by Mike Godard. The minutes were approved with a unanimous board vote.

III) Treasurer's Report: WELCA Treasurer's report, dated for the 1st of February, 2026 was prepared and presented by Jim Foster.

The February 1st, 2026 WELCA Treasury Report as follows:

- o **Checking Balance: \$596.38**
- o **Savings Balance: \$1,518.40**
- o **Funds Available as of February 1, 2026 = \$2,114.78**
- o **Premier Savings - \$10,282.59 – Matures 04/07/2026**
- o **Total Funds Available - \$12,397.37**

Includes 11 paid members in 2026 out of 669 total members (2 members paid by Venmo) Total Dues paid = \$440.00

Beginning Balance: 1/1/2026: = \$12,471.39

- o **Expenses in January 2026**
 - **\$78.00 – WELCA Storage Facility**
 - **\$365.00 - St Joseph Episcopal Church**

- **\$ 443.00 – Total Expenses in January 2026**

- o **Treasurer's Report Approved:** First motion made by Jim Foster to approve the Treasurer's Report. Jake Rapplean 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 2026 Budget: Jim Foster presented the final budget for 2026 is \$13,838. This is based on 330 Lochwood homeowners paying the \$40.00 annual dues. In 2025 a total of 322 (or approximately 48%) of Lochwood homeowners paid their dues. Remember WELCA Annual dues are voluntary.

- **WELCA 2026 Budget Approval:** The WELCA 2026 Budget was approved as written (no changes) with a unanimous board vote.

V) Unfinished Business:

- **Committees:**
 - **Communication:** The Newsletters will be sent out Quarterly with the 1st Newsletter of 2026 being mailed at the end of February. This Newsletter will include a letter reminding neighbors of the WELCA Covenants. Currently, there is (1) ad vacancy with the potential of (2) additional that have not yet been renewed from 2025.
 - **Clean-Up:** Information regarding the Florida Ave CleanUp on the 6th of June will be included in the 1st Newsletter to hopefully generate additional volunteers. Additional Spring & Summer CleanUp Events may be added on a case-by-case basis based on neighborhood nominations and clearing violations.
 - **Covenants:** A Google Doc has been shared with all Board Members for tracking covenant violations. Previously, the same letter had been sent to homes in violation; however, discussion was made to increase the tone of the letter across (3) versions - (30 days) Light, (60 days) Moderate, and (90 days) Strong.
 - **Events:** The Easter Egg Hunt will be held this year on the weekend before Easter - Saturday, March 28th. A Signup Genius will be created for Egg Stuffers, Candy Donations, and Event Workers. Signs to promote and advertise the event will be placed throughout the Neighborhood (2) weeks prior. Additional promotions will be made in the Newsletter, on the Website, and on Facebook and Nextdoor.

VI) New Business:

- **WELCA Sign:** There is a WELCA sign that is not currently being displayed. The Board is trying to find a location for this sign, potentially along Florida & Union.
- **Neighborhood Safety:**
 - A neighbor within the community had their truck stolen from their driveway on Oregon & Parfait Ct. Thieves look for easy crimes of opportunity and it can happen within minutes.
 - Wildlife has always been present in the neighborhood. Recently, a neighbor posted on the Community Facebook Page regarding a coyote that was following a student in the morning during their walk to school.

VIII) Adjourn:

Meeting was adjourned at 8:19pm