

WELCA MINUTES: September 8, 2025

West Lochwood Civic Association Board Meeting

St. Joseph's Episcopal Church

I) Call to Order: This meeting opened up at 7:41pm

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

Absent: Mike Goddard, Anthony Vigil, Amy Vigil, and Earl Wilson

Guests: David Campbell

II) Review of August 4, 2025 Meeting Minutes: A first motion was made by Jim Foster to approve the WELCA minutes from the 4th of August. A second motion to approve the minutes was made by Jake Rapplean. The minutes were approved with a unanimous board vote.

III) Treasurer's Report: WELCA Treasurer's report, dated from the 8th of September, 2025 meeting was prepared and presented by Jim Foster.

The September 8th, 2025 WELCA Treasury Report as follows:

- o **Checking Balance: \$986.34**
- o **Savings Balance: \$3,018.38**
- o **Funds Available as of September 7, 2025 = \$5,478.34**
- o **Premier Savings - \$10,093.29 – Matures 10/07/2025**
- o **Total Funds Available - \$14,098.01**

Includes 290 paid members in 2025 out of 669 total members (102 members paid by Venmo) Total

Dues paid = \$11,720

Beginning Balance: 1/1/2025: = \$9,761.72

- o **Expenses in August**
 - **\$190.00 – Port-o-Let for Movie Night in the Park**
 - **\$35.23 - Storage Rental**
 - **\$40.00 – Tip for Movie Operator**
 - **\$104.00 - August Maintenance**
 - **\$58.00 - Storage Rental**

- **\$ 369.23 – Total Expenses in September**

- o **Treasurer's Report Approved:** First motion made by Jim Foster to approve the Treasurer's Report. Alex

Chapin 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.

- o **IV) WELCA 2025 Budget:** The 2nd of (2) Big Expenses for the 2025 year occurred in October. The 1st was the Spring Cleanup Event in June.

IV) Unfinished Business:

- **Anthony and Amy Vigil**
 - Anthony and Amy have stepped down from their positions on the board to focus on personal matters. We wish them all the best in health and happiness, and sincerely thank them for their time, dedication, and the valuable insights they've contributed.
- **New WELCA Website**
 - Website is up and running and compatible with mobile devices. We are looking at a section to add online dues payments.
- **Covenant Violation Updates**
 - 1705 S Routt Way (UTV trailer in front yard): 30 day notice has been sent to resident and the sheriff is involved with the Commercial vehicle parked in the driveway.
 - 11445 W Florida Pl (tree trimming business): We can only pursue further with proof a business is being operated out of the residence, such as the transition of employee vehicles.
 - 1851 S Parfet Ct (weeds): Follow Up with a 30 day notice.
 - 11365 W Texas Ave (camper and abandoned car): Camper has been removed but the vehicle has been moved to the driveway.
 - 10921 W Oregon Pl (non-running vehicles in driveway): A second notice will be sent before considering the imposition of any fines.
- **2nd Dues Letter**
 - A reminder will be included in the upcoming mailer for only residents that have not yet paid their 2025 dues. We are 51 dues short of residents that paid their 2024 dues.

V) New Business:

- **Fall Clean Up Day:** September 20th, 2025
 - (5) 30YD Rolloffs were ordered through 5280 Waste SOlutions for delivery around 7am.
 - (5) Board Members have Volunteered to help unload and check-in vehicles.
 - Yellow signs will be placed out the weekend before the event and the WELCA Banner will be displayed at the event.
- **St. Joseph Church Fall Festival:** October 18th, 2025
 - St Joseph Church has reached out to advertise their fall festival in the next WELCA newsletter.

VI) Covenant Reports:

- 1743 S Owen Pl (limbs & open fire in backyard)
- S Parfet Ct (Rooster)
- Sober Living Home (Multiple renters in single-family home)

VII) General Discussion / Roundtable:

- Google Fiber
 - Follow Up with contact at Google Fiber to include an update in the upcoming Newsletter
- Movie Night in the Park
 - Opening the Movie with a Welcome Message and Communication about the WELCA board

VIII) Adjourn:

Meeting was adjourned at 8:31pm