

WELCA MINUTES: July 6, 2026

West Lochwood Civic Association Board Meeting

St. Joseph's Episcopal Church

I) Call to Order: Meeting called to order at 7:31pm

WELCA Board Members in Attendance: Andy Yarnell, Mike Goddard, Mary Carey, Kaylee Pott and Jake Rapplean

Absent: Jim Foster, Eric Wirtz, Jon Bustos, Tim Taggart and Jeff Wittreich

Guests: Earl Wilson, Bec Raisch and Jeff Archuleta

II) Review of June 1, 2026 Meeting Minutes: A first motion was made by Andy Yarnell to approve the WELCA minutes from the 1st of June. 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 is currently on vacation and will have the July Treasurer's Report next week.

IV) Unfinished Business:

- **Homeless Camp behind Irwin Preschool:** The person living in the drainage ditch had left and then returned, he is behind the house near 1507. Jeffco will be contacted again.
- **Spring Dumpster Day:** WELCA received approximately 80 truck loads from residents filling (5) 30YD Rolloff Containers.
- **House Fire at 1136 S Owens Ct:** The trash debris and cars have been removed from the front yard of the home since it caught fire in May. WELCA is looking into if any permits have been pulled at this address.
- **WELCA Common Area Maintenance & Landscaping:** WELCA has anticipated the square feet of all areas combined to be 9,000 - 10,00 and have identified a Landscaper to clean up the common areas. A first motion was made by Andy Yarnell to approve the Quote of \$850 for the Maintenance of these Common Areas. A second motion to approve the Maintenance Quote was made by Jake Rapplean. The Quote for Maintenance was approved with a unanimous board vote. Jeffco Road and Bridge has been contacted to find out who owns 'Rock Island'.

V) New Business:

- **Movie in the Park:** The upcoming Newsletter includes information regarding the Movie in the Park that will be sent out to all WELCA Residents this week. We have reserved the same food truck and Kona Ice truck and upgraded the size of the movie screen for this year. Signs will be placed throughout the neighborhood the week before advertising the event in addition to it being on the website. Multiple Board Members have volunteered to bring Trash Cans and a back-up generator.

VI) Committees:

- **Communication:** Newsletter for the 3rd Quarter will be sent out this week to all WELCA Residents. WELCA is looking into purchasing a 'Newsletter' stamp to stamp the front of the envelopes containing Newsletters.

- **Clean-Up:** It took around 2 hours for volunteers to clean the areas on the south side of Florida Ave and remove overgrown weeds.
- **Covenants:** Andy and Jake followed up on all outstanding violations; residents in Filing 4 & 9 with outstanding violations have overdue fines of \$100. There are 16 outstanding violations without correspondence for the residents. Altitude Law has been contacted regarding these violations: 4 cases in Filing 4 will be discussed with a lawyer, 3 cases in Filing 6 will be discussed with a lawyer, 1 case in Filing 7 will be discussed with a lawyer, 2 cases in Filing 8 will be discussed with a lawyer,, and 2 cases in Filing 9 will be discussed with a lawyer.
 - 1215 S Simms St: Single section of the fencing has been installed which does not cure the covenant violation.
 - 11350 W Oregon: Retractable fence has been installed around the camper
 - 11365 W Texas Ave: The trailer has been moved to the backyard.
- **Events:** Movie in the Park will be held on Saturday, August 1st beginning at 6:30pm with the movie beginning at Sundown. A Survey will be posted on Facebook with (5) movie choices for WELCA residents to vote on.

VII) Visitors:

- **1551 S Queen St:** The status of the yard is still creating a problem for neighbors regarding rodents and potential fire hazards. Neighbors have provided pictures of the backyard and contact Jeffco Inspectors regarding the property. The homeowner has been responsive to emails from WELCA and has been offered help from volunteers to Dumpster Days but rejected the offer. Immediate neighbors have agreed Karey and Jeffco Sheriff can access their yards to view the situation.

VIII) Adjourn:

Meeting was adjourned at 9:20pm