WELCA MINUTES: October 5, 2026

West Lochwood Civic Association Board Meeting

St. Joseph's Episcopal Church

I) Call to Order: Meeting called to order at 7:30pm

WELCA Board Members in Attendance: Andy Yarnell, Mike Goddard, Jim Foster, Mary Carey, Kaylee Pott, Eric Wirtz, Tim Taggart and Jake Rapplean

Absent: Jon Bustos and Jeff Wittreich

Guests: Mike Krumm, Simone Spinner, Celeste Biola, Earl Wilson and Bec Raisch

II) Review of August 31, 2026 Meeting Minutes: The August 31st minutes will be sent out to all board members and approved via email.

III) Treasurer's Report: WELCA Treasurer's report, dated for the 5th of October, 2026 was prepared and presented by Jim Foster.

The October 5th, 2026 WELCA Treasury Report as follows:

- **Checking Balance: $671.93**
- **Savings Balance: $2,018.93**
- **Funds Available as of October 5, 2026 = $2,690.86**
- **Premier Savings - $10,510.06 – Matures 10/07/2026**
- **Total Funds Available - $13,200.92**

  Includes 297 paid members in 2026 out of 669 total members (115 members paid by Venmo)
  Total Dues paid = $12,205
  Beginning Balance: 1/1/2026: = $12,471.39

- **Expenses in September & October 2026**
  - **$84.00 – WELCA Storage Facility**
  - **$400.00 – August & September Maintenance**
  - **$330.00 – Forever Stamps**
  - **$1,553.58 – RollOffs for Fall CleanUp**
  - **$275.00 – Driver & Help Tips & Refreshments for Fall CleanUp**
  - **$735.00 – Legal Fees**

_____

- **$ 3,377.58 – Total Expenses in September & October 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) Unfinished Business:

- **Newsletter**: The final Newsletter went out the week of the 7th of September. A Volunteer within the community offered to stuff the letters and included a flyer on their clothing drive.

- **Fall CleanUp Dumpster Day**: We used (4) Dumpsters during the Fall CleanUp event on the 19th of October.

- **Meeting w/ Lawyer**: The Lawyer we have identified in helping to assist in clearing violations has been in HOA Law for 5 years and has a near perfect record (only 1 case not in favor). We will followup with him on the new Violation Template which will include the 3 Stages: 1st Letter - Courtesy w/ 10 days to cure violation; 2nd Letter: Warning w/ 30 days to cure violation (fine included); 3rd Letter: 30 days to cure violation sent from Lawyer (fine included). The violation will be closed once the homeowner provides pictures (via email) of the cured violation. Any Public Health or Safety Violations only have a 72 hour deadline.

V) New Business:

- **Updated Enforcement Policy:** First motion made by Andy Yarnell to approve the Updated Enforcement Policy dated 10/05/2026. Jake Rapplean made a second motion to approve the Updated Enforcement Policy dated 10/05/2026. The Updated Enforcement Policy dated 10/05/2026 was approved (with discussed changes) with a unanimous board vote. The WELCA Board will mail the new policy to all homeowners by the end of October. The cover page for this policy will include a message to all residents and dates for the (2) upcoming board meetings for Member & Officer Nominations.

- **Santa on December 12th:** The Santa Visit will be held in the park this year. It will be a 2hour event beginning at 4pm and we will be requesting a Fire Truck again for this year.

VI) Visitors:

- **Sober Living Home:** A neighbor living next to the Sober Living Home on Texas/Owen Ct. expressed her support for the home being part of the neighborhood. She shared that since the men moved out in June and the women moved in, there have been no issues. A post about the home on Nextdoor received mostly supportive comments, although a few negative comments were also made. WELCA does not have the authority to monitor Nextdoor or remove negative comments posted on the platform.

- **Trampolines in Backyard:** The concern regarding the trampoline in the backyard that was directly next to the neighbors window has been resolved. Jeffco classifies trampolines as 'Moveable Sports Equipment' therefore they do not have a direct policy. The resident requested an update for future covenants to include placement of trampolines along property lines for privacy and/or nuisance violations.

VII) Adjourn:

Meeting was adjourned at 9:02pm