

WELCA MINUTES: June 1, 2026

West Lochwood Civic Association Board Meeting

St. Joseph's Episcopal Church

I) Call to Order: Meeting called to order at 7:32pm

WELCA Board Members in Attendance: Jim Foster, Kaylee Pott, Jon Bustos, Mary Carey, Jake Rapplean and Tim Taggart

Absent: Andy Yarnell, Mike Goddard, Eric Wirtz and Jeff Wittreich

Guests: Jeff Archuleta, Peter Beatty, Kyle & Emma Nelson, Tom & Jeanne Smartwood, and David Campbell

II) Review of May 4, 2026 Meeting Minutes: A first motion was made by Mary Carey to approve the WELCA minutes from the 4th of May. A second motion to approve the minutes was made by Kaylee Pott. The minutes were approved with a unanimous board vote.

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

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

- o **Checking Balance: \$3,897.19**
- o **Savings Balance: \$5,518.60**
- o **Funds Available as of June 1, 2026 = \$9,415.79**
- o **Premier Savings - \$10,372.32 – Matures 07/07/2026**
- o **Total Funds Available - \$19,788.11**

Includes 255 paid members in 2026 out of 669 total members (92 members paid by Venmo)

Total Dues paid = \$10,430.00

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

- o **Expenses in May 2026**
 - **\$78.00 – WELCA Storage Facility**
 - **\$268.00 – WELCA Legal Documents**
 - **\$30.34 – Small Envelopes for Dues**
 - **\$200.00 – Mailing 2nd Newsletter**
-
- **\$ 576.34 – Total Expenses in May 2026**

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

Taggart 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:

- **Community Garage Sale:** The Community Garage Sale will be held this weekend from Thursday the 4th - Saturday the 7th. Jake Rapplean will hang up the signs around the neighborhood and put out the yellow signs advertising the event to the community.
- **Florida Ave Clean Up Day:** WELCA adopted this street years ago and the Clean Up date is this coming Saturday the 6th of June. We will meet at 8am at the intersection of Owens & Florida Ave - from there we will make our way West. Andy Yarnell, Jake Rapplean, and Mary Carey are currently the only ones who have signed up; hopefully, with more volunteers we will be able to finish within (2) hours (or by 10am). In 2025 it took (2) hours with (6) volunteers.
- **Spring Dumpster Day:** Rolloffs will be delivered after 7am and last until 12pm. There will be a total of (5) 30yd dumpsters staggered from 7am to 12pm. The yellow signs will be placed through the neighborhood advertising the event and volunteers are needed to check residents in, collect unpaid dues, and unload vehicles. Mike Goddard will bring cookies and Jim Foster will bring bottled waters. Metal Mike is also scheduled to recycle any metal received from homeowners.

V) New Business:

- **House Fire at 1136 S Owens Ct:** The home is currently boarded up with a pile of debris in the front yard. Hopefully Carey Christensen with Jefferson County Planning & Zoning will be able to provide us with information on how long the home will sit in its current state.
- **Homeless Camp behind Irwin Preschool:** A new Homeless Camp behind Irwin Preschool in the trees to the North has been reported. Report this camp to Jeffco Non-Emergency.
- **Common Area Maintenance/Landscaping:** The board unanimously approved to receive quotes from at least (3) different landscaping companies to clean-up then maintain the common areas (around the WELCA signs). JakeRapplean has offered to get these quotes from local landscapers.

VI) Committees:

- **Communication:** Newsletter for the 2nd quarter was sent out in mid May to all WELCA residents.
- **Clean-Up:** The W Florida Ave Clean Up Event is this Saturday the 6th of June. Currently, there are only (2) volunteers signed up via the Sign-Up Genius.
- **Covenants:** Follow up with all open cases by driving by and taking pictures of outstanding violations. Filing 4 and Filing 9 violations that have not been resolved currently have an outstanding \$100 fine. 1215 S Simms St will build a fence around their camper by the 1st of July. 1362 S Pierson Ct has moved the trailer behind their fence on the side yard. 1551 S Queen St email about his yard and stated he is currently working on resolving the violation. To date, (5) violations have been corrected or in resolution and (16) violations are still outstanding with no correspondence. A 3rd letter will be sent to these residents still in violation by the end of the week.
- **Events:** Community Garage Sale is this weekend and the Spring Dumpster Day is Saturday the 13th of June. The Food Truck for the Community Movie Night has been reserved and Jake has received quotes for a

larger screen. The cost of an 18' screen is \$532 vs a 25' screen of \$578. The board unanimously approved the slight increase in budget for a larger screen. Since Foothills is currently providing and maintaining the Port-o-Let at Jim Hoida park, there will be a budget savings on WELCA needing to provide one for this event.

VII) Visitors:

- Multiple neighbors attended to report concerns about the condition of the yard on S Queen St (Filing 4), alleging that it is attracting mice and rats, negatively affecting surrounding properties. Additionally, residents raised concerns regarding the volume of materials accumulated in the backyard and inquired whether the conditions warrant review by the Fire Department due to potential fire safety concerns.
- Updates were also provided regarding the Sober Living Home on S Owens Ct (Filing 7). This home operates as a Single Family Home, not as a room for rent situation and therefore is legal and not against WELCA covenants. The residents still need to act neighborly and not be a nuisance; but Colorado has Fair Housing Protections for Sober Living Homes. This home is equipped with a house manager - residents have been instructed to contact them, the WELCA board, and the company: Hazel Brook Sober Living to report any complaints. Jake also visited one of the neighbors with direct proximity to this home to better understand the situation.

VIII) Adjourn:

Meeting was adjourned at 8:38pm