

WELCA MINUTES: October 6, 2025

West Lochwood Civic Association Board Meeting

St. Joseph's Episcopal Church

I) Call to Order: This meeting was called to order at 7:30

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

Absent: Excused absence - Jeff Wittreich, Alex Chaplin, Jon Bustos

Guests: Jim Sanders, Amy Damon, Mike Hausmann, Brian Erickson, Tom and Jeanne Swartwood.

II) Review of September 8, 2025 Meeting Minutes: A first motion was made by Mike Goddard to approve the WELCA minutes from September 8th. A second motion to approve the minutes was made by Jake Rapplean. The minutes were approved with a unanimous vote with corrections as noted for an address and spelling correction as noted.

III) Treasurer's Report: (Jim Foster) WELCA Treasurer's report, dated from the October 6, 2025 meeting was approved as prepared and presented by Jim Foster

The August 4, 2025 WELCA Treasury Report as follows:

- **Checking Balance: \$663.38**
- **Savings Balance: \$2,018.32**
- **Funds Available as of October 6, 2025 = \$2682.70**
- **Premier Savings - \$10,093.29 – Matures 10/07/2025**
- **Total Funds Available - \$12,774.99**

Includes 310 paid members in 2025 out of 669 total members (117 members paid by Venmo)

Total Dues paid = \$12,400.00

Beginning Balance: 1/1/2025: = \$9,716.72

- **Expenses in September**
- **\$58.00 – Storage Space rental**
- **\$79.00 - 4th Newsletter Printing and 2nd Dues notice**
- **\$1,760.00 Fall Clean-up for 4 Roll Off Bins**
- **\$200.00 – Driver tips**
- **\$25.96 – Cookies & Water for Fall Clean-up**

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- **\$ 2,122.96 – Total Expenses for September**
 - **Treasurer’s Report Approved:** First motion made by Jim Foster to approve the Treasurer’s Report. Mike Goddard 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.
 - **CD Roll over:** This vote also approves and includes the proposal to roll over the Certificate of Deposit for another 3 month which will mature on January 6, 2026 at 3.49% interest.

IV) Unfinished Business:

- Fall Clean-up Review:
 - The event went well. Five dumpsters were ordered, and 4 dumpsters were completely filled. Staging and traffic moved well with no long delays for unloading or waiting for Roll Off delivery
 - Special Thank-You to our volunteers: Andy Yarnell, Kaylee Potts, Tim Taggart, Mike Goddard, John Bustos, Eric Nelson and Mark Barum. Also a special thanks to residents that stayed to help and unload a car load or two.

V) Covenant Violations:

- **Ongoing:**
 - 1705 S. Routt Way – ATV trailer in front yard – still present. Andy sent a parking violation letter. A lack of response from the home-owner is prompting the WELCA Board to talk in person. A third letter will include a copy of the covenants and bylaws.
 - 11445 W. Florida Place – Tree Trimming Business and large bucket trucks being parked – no recent updates.
 - 1851 South Parfet Court – Weeds – need an update for this property
 - 11365 West Texas Ave. – Abandoned camper is gone, Abandoned car is in the driveway
- **Mike Goddard – New Covenant Violations:**
 - **11124 W Mexico** – 2 Party buses, one parked in driveway, and one in the street. Mike has talked to the Father and son at this residence. A Covenant violation letter needs to be sent.
 - **11151 W Oregon Place** – Boat parked on driveway all summer
 - **11577 W. Arizona** – Boat parked in driveway

- **Jefferson County Zoning – Covenant help:**
 - 1705 South Routt Way – Orange Semi Tractor Truck parked in driveway – Not licensed has been reported to Jefferson County Zoning, by 3 different neighbors. This is actively being worked by Jefferson County Zoning.

VI) New Business

- **Visitor Business:**
 - Jim Sanders of 10921 West Oregon Place - brought in his current registration for his van and 2 Toyota pick-up trucks for proof that the vehicles are operational.
 - Amy Damon/Mike Hausmann – Are working with Jefferson County about the Orange Semi tractor parked at 1705 South Routt Way. It is against Jefferson County Covenants for a Commercial vehicle to be stored long term in residential area. The WELCA Board will advocate for Amy and Mike. Amy will follow-up with Andy in a week or two.
 - Brian Anderson - 1753 S Robb Street – New home-owner in Lochwood. Saw the website and meeting times and decided to come check out a WELCA meeting.
- **Welcome Committee** – Letters are going to new home owners to welcome them to the neighborhood and make them aware of the covenants, newsletters, and website information.
- **Speed bumps:** Jim Sanders, and Tom and Jeanne Swartwood both brought up the issue of speeding vehicles on South Owens Street. The center line on the curve near the apartment painted by the City of Lakewood has helped some. Similar problems are happening along West Oregon Drive.
 - Possible solutions include speed bumps being installed.
 - Have Jefferson County install a stop sign at the intersection of W. Montana Place and South Owens Street, or West Mexico Drive, and South Owens Street.
 - Have Jefferson County continue the centerline (paint) along the rest of South Owens Street.
 - Jake Rapplean suggested a committee be formed to pursue talks with Jefferson County about installing stop signs or speed bumps along South Owens Street.
- **Filing 8 and Filing 8A covenants update?** Interest was mentioned and discussed for updating the covenants for both Filing 8 and 8A due to an increase in covenant violations especially in parking violations of Trailers, Campers, RVs, and Boats and a lack of response in correcting these violations after WELCA Board has sent out notification letters. Updates can include clearer covenant language, and methods put in place that allow the WELCA Board to fine violators on unresolved issues and may also include taking violators to court for resolution.

VII) Adjourn: Meeting was adjourned at 8:25 pm

