

WELCA MINUTES: August 3, 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, Jon Bustos, Tim Taggart and Jake Rapplean

Absent: Eric Wirtz and Jeff Wittreich

Guests:

II) Review of July 6, 2026 Meeting Minutes: A first motion was made by Jim Foster to approve the WELCA minutes from the 6th of July. 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 3rd of August, 2026 was prepared and presented by Jim Foster.

The August 3rd, 2026 WELCA Treasury Report as follows:

- o **Checking Balance: \$2,114.35**
- o **Savings Balance: \$5,018.67**
- o **Funds Available as of August 3, 2026 = \$7,113.02**
- o **Premier Savings - \$10,456.51 – Matures 10/07/2026**
- o **Total Funds Available - \$17,589.53**

Includes 287 paid members in 2026 out of 669 total members (110 members paid by Venmo)

Total Dues paid = \$11,765.00

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

- o **Expenses in June & July 2026**
 - **\$156.00 – WELCA Storage Facility**
 - **\$400.00 – June Maintenance**
 - **\$2,338.57 – RollOffs & Tips for Spring CleanUp**
 - **\$240.00 – WELCA Supplies**
 - **\$681.48 – Family Movie Night**
 - **\$105.00 – Legal Fees**
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▪ **\$ 3,921.05 – Total Expenses in June & July 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:

- **Movie Night in the Park:** There were approximately 100 - 120 people in attendance for the Community Movie in the Park and the larger screen was well received. Possible considerations for next year include: an additional food truck with more options, having options for drinks (neighborhood kids hosting a drink/lemonade stand), and glow sticks for kids.
- **Covenant Enforcements:** Altitude Law has been receptive to our e-mails and we are still on track to move forward with outstanding violations. Worksheets have been created for each outstanding violation and violations in Filings 4 & 9 with outstanding violation fees need to be addressed in letters. We are hoping for a snowball effect to clear the outstanding violations.

V) New Business:

- **Fall Dumpster Day:** Volunteers are needed to help unload vehicles and check in cars as they arrive.
- **Looking Ahead to 2027:** WELCA Meetings will continue to be held at St. Joseph's Episcopal Church. Common Area Maintenance needs to be a focus over the next few years with updating wood and brick signs on Jewell, updating landscaping with low water plants, and slowly sprucing up all common areas. The final mailer for 2026 will also include a push for new Board Members as everyone currently serving has been doing so for 2+ years.
- **WELCA Storage Facility:** Rent at the current Storage Facility will increase from \$76/month to \$99/month effective September 2026. Jake will reach out for a quote as a new customer and get quotes to move to a 5' x 5' unit.
- **Santa Visit:** The Board is discussing ways to restructure the Santa Visit for this December. Current ideas include having residents/kids come to Santa at the park during a 2hour time frame. This would require new signs but has the potential of reaching additional WELCA residents with a more structured timeframe.

VI) Adjourn:

Meeting was adjourned at 8:29pm