

WELCA MINUTES: January 5, 2026

West Lochwood Civic Association Board Meeting

St. Joseph's Episcopal Church

I) Call to Order: This meeting opened up at 7:33pm

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

Absent: Earl Wilson and Jeff Wittreich

Guests: Peter Beatty and Mike Krumm

II) Review of December 8, 2025 Meeting Minutes: A first motion was made by Mary Carey to approve the WELCA minutes from the 8th of December. A second motion to approve the minutes was made by Mike Godard. The minutes were approved with a unanimous board vote.

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

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

- o **Checking Balance: \$749.38**
- o **Savings Balance: \$1,518.37**
- o **Funds Available as of January 5, 2026 = \$2,277.75**
- o **Premier Savings - \$10,193.64 – Matures 01/07/2026**
- o **Total Funds Available - \$12,471.39**

Includes 323 paid members in 2025 out of 669 total members (118 members paid by Venmo) Total

Dues paid = \$13,080

Beginning Balance: 1/1/2025: = \$9,761.72

- o **Expenses in December 2025**
 - **\$58.00 – WELCA Storage Facility**
 - **\$240.00 - (6) Holiday Decoration Contest Winners**

▪ **\$ 298.00 – Total Expenses in December 2025**

- 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) WELCA 2026 Budget: Jim Foster presented the proposed budget for 2026 is \$12,992. This is based on 325 Lochwood homeowners paying the \$40.00 annual dues. In 2025 a total of 322 (or approximately 48%) of Lochwood homeowners paid their dues. Remember WELCA Annual dues are voluntary.

- **Questions:** Suggestions were made to increase the 2026 Budget by alleviating some of the Common Area Maintenance from the Board Members by bringing in a Weed Company to maintain the Common Areas and Tree Company to improve the entrance off W Jewel Ave & S Quail St.
 - Budget discussions were tabled until the next meeting.

V) Unfinished Business:

- **2025 Holiday Decoration Contest Winners**
 - 11225 W Texas Ave, 10991 W Louisiana Ave, 11057 W Arizona Ave, 1853 S Pierson Ct, 11126 W Hawaii Pl, & 11370 W Oregon Dr
- **2025 Santa Visit Report**
 - West Metro Fire Truck was available for (1) hour to transport Santa and visit kids in the Neighborhood.
 - 2026 New Ideas: Choose a Central Location such as Jim Hoida Park for (1) hour beginning at 4pm to bring the Community together. Serve Hot Chocolate & Cookies and possibly have Holiday Carolers.

VI) New Business:

- **Board Members Dues must be paid by January 31, 2026**
- **Committees:**
 - Communication: Mike Goddard, Jake Rapplean, and Tim Taggart
 - Covenants: All Board Members
 - Events: Mary Carey, Jake Rapplean, and Kaylee Pott
 - Maintenance: Andy Yarnell, Mary Carey, Eric Wirtz, and Jeff Wittreich
 - Architectural: All Board Members
- **Covenant Violations:**
 - Most covenants are cleared once the Homeowner knows they are in violation. The Colorado Common Interest Law will help us move forward with repeat offenders.
- **Recruiting New Boards Members for 2027**
 - Ideas for recruiting New Board Members were tabled until the next meeting. Serving on the Board is typically a 2-3 year commitment. It is the responsibility of all Board Members to enforce covenants.

VII) Covenants:

- 1156 S Owens Ct: There is concern regarding the residence being used as a Sober Living Home (Filing 7). The Covenants outline that rentals must be whole home rentals, the rental of individual rooms is not allowed to keep the community as single family homes and not multi family homes. The home is currently registered under an LLC with questions as to how the tenants are vetted and if the home is run/operated as a business.

- 1551 S Queen St: Neighbors are reporting rats and mice in the yard that are migrating to their properties. There is also a couch on the front porch.
- 1851 S Parfet Ct: Weeds in the front yard and broken fence/front gate.

VIII) Adjourn:

Meeting was adjourned at 8:50pm