

## **WELCA MINUTES: January 13, 2025**

### **West Lochwood Board Meeting**

#### **St. Joseph's Episcopal Church**

##### **I) Call to Order:**

This meeting opened up at 7:05 with Jefferson County Sheriff giving a crime report in Lochwood and Jefferson County. The official WELCA meeting began at Meeting called to order at 7:45 pm.

**WELCA Board Members in Attendance:** Andy Yarnell, Mike Goddard, Jim Foster, Lucidell Smoczyk, Anthony Vigil, Earl Wilson, Jon Bustos, Mary Carey, Kaylee Pott, Jake Rapplean, Nicholas Rohr, Tim Taggart, Eric Wirtz, Jeff Wittreich

**Absent:** Amy Vigil, Alex Chapin

**Visitors:** Mike Krumm, Rebecca Raish, Tom Swartwood, Jeanne Swartwood

**Sheriff Report:** Community Resource Jefferson County Deputy Mark Bybee was invited to our WELCA Board meeting to provide a crime update in West Lochwood. Some crime statistics are down like vehicle theft. Other crimes activity has increased such as vehicle trespassing (stealing valuables out of vehicles), and crimes of opportunity (open garage doors, bicycles or equipment left unattended) have increased. Remember criminals will always take the path of least resistance. Officer Bybee presented techniques and ideas on crime and theft prevention and staying safe in our neighborhood.

- **The crime prevention techniques are simple to implement and include:** Checking that your doors to your house are locked whether or not you are home or away and at check again at night. Make sure your garage door is closed when you are not home and again at night.
- If you see your neighbor's garage door is open at night or odd hours, notify your neighbor to let them know their garage door is open.
- Check and lock your car doors when parked in the driveway or street - check your vehicle for valuables (wallet, purses, electronics) all of these make tempting targets even if the car door is locked. Use a "club" device to lock the steering wheel if parking cars in driveway and on the street and parking lots.
- Use outdoor lighting and motion lights to discourage burglars and break-ins. If motion lights turn on – check to see why. Don't get complacent in checking when the lights turn on.
- Don't leave packages sitting on your door step. Porch pirates follow package delivery trucks. You can work with neighbors, or use drop off boxes to help prevent theft.
- If you are planning on being away, the Jefferson County Sheriff Office will provide vacation check service on your home - if you notify them (**non-emergency number 303-271-0211**) and request a vacation check. When the deputies aren't busy on calls, they will randomly drive by your house while you are away, and check that windows and doors are secure and all is well – i.e. no sign of a break-in.
- Another key tip is to be alert and have situational awareness when you are out in public. Keep your head up and eyes moving to spot any potential unwanted situations. Speak and greet strangers to let them know you have noticed them. Don't focus only on your cell phone. Trust your gut and your instincts – if something doesn't seem right to you it most likely is not.

- Don't hesitate to call the non-emergency number if you see strange vehicle parked on your street. The Sheriff will send a unit to investigate.

#### **Questions for Officer Bybee:**

- Speeding on Lochwood streets? – especially West Oregon Drive, West Florida Avenue, and South Owens Street – tickets issued are at the deputy's discretion except for school zones. Typically has to 10 to 15 mph over the speed limit to go from a warning to ticket. Typically most violators in a neighborhood are residents...not people driving through.
  - Officer Bybee will see about getting a mobile speed sign set up for a period of time, and alert deputy's to patrol more frequently if possible. Jefferson County usually has 6-8 traffic units near high volume area where accidents occur during rush hours.
- Ticketing for trailers, RV's, boats, and campers on the street? – Trailers, RVs, campers, etc. can be left 72 hours for loading or unloading – after which can be subjected to ticketing.
- 11445 West Florida Place has a large Tree Service large boom truck parked at the house? If it is being used frequently for work then nothing the sheriff can do about a work truck. Renters do have a new Tree / Arborist business.
- Loud parties at 1267 South Routt Way – Jefferson County Sheriff will check out past call reports to this house, and potentially stop by for a visit, chat, and watch the house due to multiple prior visits.
- Crime App – community crime map.com – use it and zoom into your neighborhood.

**II) Review of December 03, 2024 Meeting Minutes:** A first motion was made by Jim Foster to approve the WELCA minutes from the December 3, 2024 minutes. A second motion to approve the minutes with changes was made by Mike Goddard. The minutes were approved as written (no changes) with a unanimous vote.

**III) January 13, 2025 Treasurer's Report:** (Jim Foster) WELCA Treasurer's report, dated from the January 13, 2025 meeting was approved as prepared and presented by Jim Foster

The November 12<sup>th</sup>, 2024 WELCA Treasury Report as follows:

- **Checking Balance: \$744.10**
- **Savings Balance: \$9,017.49 includes \$ 4.41 interest in 2024**
- **Total Funds Available as of January 13, 2025 = \$9,761.72**

Includes 341 paid members in 2024 out of 669 total members (112 members paid by Venmo)

Total Dues Collected to date: =

Beginning Balance: 1/1/2025: = \$9,517.62

- **Expenses to in November: \$102.16**

- **\$102.16 WELCA Santa Visit supplies**
- **Treasurer's Report Approved:** Not approved as Jim had to make a correction. He will send out new report for approval.
- **IV) WELCA 2025 Budget:** Jim Foster presented the proposed budget for 2025 is \$13,400. This is based on 335 Lochwood homeowners paying the \$40.00 annual dues. In 2024 a total of 341 (or approximately 51%) of Lochwood homeowners paid their dues. Remember WELCA Annual dues are voluntary.
- Board discussion revolved around options to supplement or offset costs and funds if needed.
  - We need to formulate ideas on ways to increase Lochwood residents into paying their dues. Beck Raish suggested possibly having a welcome committee to welcome new home owners/new neighbors to the community. Or hosting a party in Hoida Park for the community.
  - For example, Jake Rapplean suggested having advertisers pay for ads in the WELCA Newsletter.
  - Other ideas included getting candy donated for the Easter Eggs hunt.
  - The Newsletter could return to a hand delivery to each house. We need to develop a delivery team of volunteers for each filing, similar to what we once had. Or develop an electronic newsletter pushed to homeowners email – but the trick is to get every homeowners email.
  - Any budget shortfall could be met by cutting the fall clean-up session, cutting legal fees, cutting improvements, or decrease the number of newsletters.
  - **Total budget is \$13,400 for 2025 based on dues of \$40.00 and 335 people paying said dues in 2025.**
  - **Budget discussion was tabled until next meeting.**
- **Questions:** Anthony Vigil had a question about Common Area Maintenance – Andy Yarnell explained that it was property not owned by homeowners in Lochwood. Areas such as “Rock Island”, Area and also includes WELCA landscaped areas with Lochwood entrance signs. WELCA is responsible for Florida Avenue litter clean-up.

#### **V) Unfinished Business:**

- **Winners of the WELCA Lighting Decoration Contest December 14<sup>th</sup>**
  - Winners for the North and South side of Florida will be announced in the next Newsletter.
  - Thank you Anthony Vigil, Amy Vigil, and Eric Wirtz for judging this contest.
- **Santa Visit Report:**
  - The visit went well, with many parents and children coming out to meet Santa and get candy canes.
  - Next year WELCA needs to get a louder siren for the visit.
  - Thank you Andy Yarnell, Mike Goddard, Jim Foster, and Andy's daughters for volunteering to participate in this event and make it a success. Thank you too to Green Mountain Moms for posting the Santa Visit on their Social Media Site!

#### **VI) New Business:**

- **Form Committees:** New WELCA Board members were asked in a prior email to think about what committees they might like to serve on and contribute to our Lochwood Community. Committees include:
  - **Covenants:** Jon Bustos (Filing 9), Jeff Wittreich (Filing 4), Kaylee Pott (Filing 8), Anthony Vigil, Andy Yarnell (Filing 4), and Lucidell Smoczyk (Filing 6).
  - **Event/ Outreach:** Mary Carey, Jake Rapplean, Nick Rohr, Kaylee Pott
  - **Communications (Facebook, Website, Social Media, Newsletters) :**
    - Facebook – Jake Rapplean, Mike Goddard, Beck Raish
    - Website – Earl Wilson
  - **Jefferson County:**
    - Zoning issues – Anthony Vigil, Earl Wilson
    - Sheriff – Amy Vigil
- **2025 Dues letter and Newsletter**
  - First task to have in place for the February Meeting for any changes and approval

- **Preliminary planning for the Easter Egg hunt on April 19, 2025**
  - Eggs are ready to stuff (Currently stored at Andy Yarnell's house). Eggs were donated last year.
  - Outreach Committee to organize stuffing the eggs with candy. Email will be used to coordinate groups
- **Visitor Business / Other:**
  - WELCA Filing/Street Maps – Additional copies of the WELCA Filing/street maps will be made and given to the new WELCA Board members.
  - Tom Swartwood – knows of a local service that will wash trash cans for \$22.00 per can. Tom can set that up for interested parties.
  - Jake Rapplean – WELCA Community Group Facebook page for people to post too.
  - Becky Raish – Organize a new member drive to hit filing with low membership (i.e. filings with lower percentages of homeowners paying dues) to get participation to pay dues to support WELCA.

**VIII) Adjourn:**

Meeting was adjourned at 7:55 pm