

WELCA MINUTES: March 03, 2025

West Lochwood Civic Association Board Meeting

St. Joseph's Episcopal Church

I) Call to Order: This meeting opened up at 7:03

WELCA Board Members in Attendance: Andy Yarnell, Mike Goddard, Jim Foster, Anthony Vigil, Earl Wilson, Jon Bustos, Mary Carey, Kaylee Pott, Alex Chaplin, Jake Rapplean, Tim Taggart, Eric Wirtz, and Amy Vigil,

Absent: Jeff Wittreich

Visitors: Jared Geiser, Jake Knight

Note: Lucidell Smoczyk has resigned from the WELCA Board. The WELCA Board is very thankful for your many years of service and volunteering to our community.

Google Fiber:

Jared Geisler, a representative from Colorado Real Estate Partnerships and Google Fiber (GFiber) came to speak to the WELCA Board about the infrastructure installment of Google Fiber network in to our Lochwood subdivision. He explained the proposed Right of Entry and Installation Agreement. As a bit of background information, the City of Lakewood is the first city in Colorado to be selected to get GFiber network installation. Because our Lochwood neighborhood is located in unincorporated Jefferson County and is completely surrounded by Lakewood. Google Fiber is reaching out to get our community feedback for installing the required network throughout Lochwood, and not leave a hole inside the City of Lakewood.

The process: If the WELCA Board votes to approve the Right of Entry and Installment Agreement, it will authorize Google to proceed with the Engineering Design Plan, which will need the Lochwood Community approval. GFiber will present the installation plan to our community for comments, questions and concerns. Once Lochwood residents have endorsed and agreed to the Engineering Design Plan, the Google team will submit the Design Plan to Jefferson County for approval and permitting. There is no cost to the WELCA Board or to our Community for the network and infrastructure installment. The Engineering Design Plan will take 2 to 6 months to complete. If approved by Lochwood residents, the construction of the Network Installation is tentatively planned for late 2025 into 2026.

What is GFiber: GFiber is an internet service provider that would supply high speed internet and provides an alternative option to Xfinity (Comcast) internet. GFiber is providing flat rate monthly fees estimated to be \$70.00 a month for 1 gigabyte to 8 gigabyte speed if you subscribe. Gfiber routers would be provided at no extra cost – no monthly modem rental. If you subscribe, Gfiber would hand dig a line from the nearest junction box through your yard and plug into the Gfiber router for fast wireless streaming.

The only out of pocket expense is when members from the community would sign up for service to be added to their home off the installed network.

The WELCA Board wants our community to have an opportunity to voice their opinion on the Engineering Design Plan. GFiber has offered to hold an event for Lochwood residents to come ask questions on

how this may affect your property. Please stay tuned for future announcements, and information at WELCA events to learn more. An article will be coming out in the next Newsletter. Advertisement through mailers, online applications, and door to door solicitations are planned.

- WELCA Board voted to approve Google Fiber Right of Entry and Installment Agreement. – First Motion to approve Google Fiber was Jim Foster. A second motion was made by Anthony Vigil. Opposed was Mary Carey, the rest of the board vote was unanimous.

II) Review of February 03, 2025 Meeting Minutes: A first motion was made by Mike Goddar to approve the WELCA minutes from the February 3, 2025 minutes. A second motion to approve the minutes with changes was made by Mary Carey. The minutes were approved as written (no changes) with a unanimous vote.

III) March 3, 2025 Treasurer's Report: (Jim Foster) WELCA Treasurer's report, dated from the March 3, 2025 meeting was approved as prepared and presented by Jim Foster

The March 3, 2025 WELCA Treasury Report as follows:

- **Checking Balance: \$5,414.88**
- **Savings Balance: \$9,017.86 includes \$ 0.24 interest in 2025**
- **Total Funds Available as of February 03, 2025 = \$14,432.74**

Includes 128 paid members in 2025 out of 669 total members (52 members paid by Venmo)

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

- **Expenses to in March**
 - **\$77.09 - Envelopes**
 - **\$600.00 – 5,000 stamps**
 - **\$60.19 - Printing the Newsletter**
- Income from Newsletter Advertisements is \$200.00 to date
- **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 vote
- **IV) WELCA 2025 Budget:** No budget report or update this month.

- Jim Foster to talk to First Bank about putting some of the Lochwood Treasury Funding into a CD at 2.95% interest generated on \$5,000.00 dollars. There might be a penalty if the money is withdrawn early, and it may be locked in for 3 month period of time.

V) Committee Reports

- **Communication Committee** – The Communications Committee was the only committee to meet since the last WELCA Board meeting. The idea is to drive more activity to drive more people paying dues.
 - **Newsletter** – Revamping the looks of our Newsletter and printing it in color and the printing was free. Paper will be 11” x 17” folded in half for 4 pages. Advertisement spots are being solicited and the Newsletter will be mailed by early April to be sent out in plenty of time for the Easter egg hunt.
 - Community feedback on the new Newsletter design and format has been very positive.
 - Report in Newsletter about the Google Fiber information and upcoming engineering plan
 - **Website** – WELCA purchased 5 years support from Register.com for the Website development, support software, and email. Development has started on the new website, but there is a learning curve and some development issues to resolve, and Earl is seeking help from a couple different people. Our current website is paid for through August, and one avenue might be to use the old software to build a website with a similar look and feel to the original until the development issues can be worked through on the new software.
 - Try to add a dues payment portal to website to make paying dues easier. Link to Venmo or QR Code to pay dues.
 - Make a location where Lochwood residents can sign up for digital newsletter and capture email addresses to save on mailing costs.
 - **Event Banners** – Have been designed, ordered, and delivered – ready for the Easter Egg Hunt. It is a generic WELCA Banner that can be used at any of our events with a QR Code.
 - **Welcome Packages** – No update
- **Clean-up Committee** – Will meet once weather gets warmer. Florida Avenue clean-up days, - spring and late summer trash and leaves.
 - **Volunteers** – regular meet to help with Common Area Maintenance for WELCA Entrance sign areas. Possibly use young adults in need of community volunteer hours.

- **Covenants Committee** – Andy will have a meeting in a couple of weeks with the Covenants Committee so watch for the email. Pictures and ongoing violations are getting updated. Next step will be tracking violations, the letters sent out.
- **Events Committee** – Planning the WELCA 2025 Events. Andy to contact people that volunteered last year
 - **Easter Egg Hunt** - Held on Saturday April 19th
 - Create Signup Genius
 - Candy Donations – through Sign-up Genius
 - Egg stuffers – Contact the people that helped last year, plus add other with Sign-up Genius. It is the goal to have 1000 eggs ready.
 - Event workers – again contact volunteers from last year, as well as new volunteers through Sign-up Genius.
 - Promote and Advertise the Easter Egg Hunt to families with young children
 - Signage at each entrance with the QR Code before the event
 - New Banners at the event
 - Make flyers to distribute
 - Facebook page - Will mention the event and will post the link to the Sign-up genius and QR code
 - Next Door – Advertise the event
 - WELCA Website – Will mention the event and date and will post the link to the Sign-up genius and QR code

VI) New Business:

- Jim Hoida Park – Mary Carey – mentioned that Foothills Recreation is not watering the hill at Jim Hoida Park and it is causing a mud pit in that area as the grass has worn down to the soil.

VIII) Adjourn:

Meeting was adjourned at 8:30 pm