

## **WELCA MINUTES: April 7, 2025**

### **West Lochwood Civic Association Board Meeting**

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

**I) Call to Order:** This meeting opened up at 7:00

**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, Amy Vigil, and Jeff Wittreich

**Absent:** Tim Taggart (excused)

**Guests:** Carolyn Wolfrum, Becky Raisch

**Guest Speaker:** Carolyn Wolfrum - **West Metro Fire District 5 Board Director:** Came to introduce herself, and address the WELCA Board.

- She has been on the West Metro Board as a Director for the last 5 years and is up for re-election on Tuesday May 6<sup>th</sup>. This is a volunteer position that oversees the district's budget, policy making decisions related to fire suppression, emergency medical services, and ensures the efficient use of taxpayer's funds and district resources.
- West Metro Fire has legislative hurdles with funding and having to stretch resources for wildfire mitigation. Home owners need to be careful with gas grills and placement and monitor the grill during cooking to prevent house fires. Homes near woodland urban interface need to keep weeds down and brush and trees cleared away as good wild fire mitigation practices. Also – check your insurance policy concerning coverage and possibly required mitigation and outside preparation for any claims to be valid.
- Carolyn Wolfrum is a teacher in Jefferson County specializing in students that are hard of hearing.
- West Metro Fire sponsors a program called "Camp Ember" to get young women interested becoming Firefighters. The camp is designed to develop essential skills to build confidence, focus, strength and courage and learn to lead or be part of a team. They become familiar with the gear used by fireman, and learn techniques used by firemen.

**II) Review of March 3, 2025 Meeting Minutes:** A first motion was made by Jim Foster to approve the WELCA minutes from the March 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) Treasurer's Report:** (Jim Foster) WELCA Treasurer's report, dated from the April 7, 2025 meeting was approved as prepared and presented by Jim Foster

The April 7, 2025 WELCA Treasury Report as follows:

- **Checking Balance:**       **\$4,617.79**
- **Savings Balance:**       **\$14,018 includes \$ 0.38 interest in 2025**

- **Total Funds Available as of February 03, 2025 = \$18,635.79**

Includes 222 paid members in 2025 out of 669 total members (71 members paid by Venmo)

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

- **Expenses to in March**

- **\$0.00**

- **Income from Advertisements**

- **Total income from advertisement = + \$900.00**

- **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 vote
- **IV) WELCA 2025 Budget:** No big expense yet this year – but the Spring Clean-up and roll-off dumpster expenses will coming up soon. We have more in the budget than this time last year.
- No budget report or update this month.
- Jim Foster proposed a motion to the WELCA Board to transfer WELCA Treasury Funds into a CD at 3.73% interest generated on \$10,000.00 dollars for 3 months at First Bank. Jim can access it and pull the funds out if needed and the penalty is losing the interest earned on part or the CD. First motion to approve this proposal was Mike Goddard. Second motion to approve was Mary Carey. The proposed motion passed with a unanimous vote.

#### **IV) Unfinished Business: WELCA Board of Directors Insurance**

- **WELCA Board of Directors Insurance:** Background – American Family Insurance no longer carries insurance policies for HOA or Civic Associations Board of Directors. The company found WELCA a comparable policy with United States Liability Insurance Group (USLI) including an umbrella policy. The company is owned by Berkshire Hathaway Inc.
  - Andy Yarnell made a motion to accept the USLI Policy and Umbrella Policy as our WELCA Board of Directors Insurance for \$2083.00 2025 annual fee. The first motion to accept this policy was made by Andy Yarnell, The second motion to accept this policy was Mike Goddard. The motion was passed to accept the policy with a unanimous vote.
- **Google Fiber update:** No new information on installation plan for Lochwood.
  - **Anthony Vigil** – reported that he spent several hours with Google Fiber Construction Foreman. Anthony asked questions and watched various parts of the

infrastructure construction and installation. Anthony took several picture of the process and presented those to the WELCA Board. See highlights below:

- Work starts at 7:00 am, and No Parking is enforced as the crews need access to curb and gutter. Signs are posted a day or two ahead, and flyers on doors to alert residents about “no parking”
- Street cuts are approximately 18 inches deep and 3 inches wide. They are made where asphalt meets the cement gutter. Damage to loose portions of the existing asphalt and materials are cut and re-laid with a permanent asphalt patch where applicable.
- Large utility Junction boxes and small utility junction boxes will be placed in yards as needed. Small utility boxes approximately every other house for junctions to subscribers. Larger utility boxes are less frequent

#### **V) New Business: Homeless Activity along Ditch**

- A Lochwood resident report homeless activity behind the Old Irwin Preschool in the Irwin Gulch area that is undeveloped.
- Renting a storage unit for WELCA
  - Andy Yarnell proposed an idea for renting a storage unit either a 3 foot by 3 foot for \$12.00 per month or a 5 foot x 5 foot storage unit for \$17.00 per month to store the old WELCA filing cabinet, WELCA banners and signs.
  - Motion was made to get a 3 foot x 3foot storage unit from Public Storage at \$12.00 per month. First motion t to approve the proposal was made by Andy Yarnell, A second motion to approve the proposal came from Anthony Vigil. The Board voted unanimously to accept the proposal and get a 3 foot x 3 foot storage room at Public Storage.
- Anthony Vigil reported a trailer and trash was being stored on the curve of South Owens Street – He reported it to authorities.

#### **VI) Committee Reports**

- **Communication Committee:**
  - **Newsletter** – The second newsletter came out in early April for the Easter Egg Hunt at Hoida Park.
    - One advertising spot is left to fill.

- The printing and purchase of paper is minimal time and cost. The most time consuming part is folding the Newsletter. Jake Rapplean will ask the committee for help with folding for the next newsletter.
- **Website** – Not much change - Development has started on the new website, but there is a learning curve and some development issues to figure out how to post the documents (covenants for each filing, governing documents, meeting minutes, and newsletter). 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.
- **Events** – The Banner was printed and 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. Jake Rapplean brought the banner to the meeting to show the Board and it looked great!
  - **Easter Egg hunt** – has had a great response as 14 people have volunteered to stuff Easter eggs with candy or help run the event.
    - Will need the canopy, table, PA system, set up at 9 a.m.
    - Larger Golden eggs – with chocolate bunnies as prizes inside
    - Clean-up crew
    - Small bags – for kids who may have forgotten to bring a basket (Kaylee Potts volunteered to provide).
    - Permit was obtained for Hoida Park and the Easter Egg hunt - so no mowing or other park maintenance is scheduled that day.
  - **Neighborhood Watch** – Are these areas where signs are posted still active? How do we find out?
- **Clean-up Committee** – clean-up along Florida Avenue to start soon.
  - **Volunteers needed** – for physical labor along Florida.
  - **Volunteers needed** – to meet regularly and help with Common Area Maintenance for WELCA Entrance sign areas.

- **Spring Clean-up Event June 14th** – The day or two before the Spring Clean-up, we need to do a sweep of Lochwood (entire area) for trash items to make the neighborhood look better.
- **Covenants Committee** – Andy will have a meeting in the next month with the Covenants Committee so watch for the email.
  - Need to focus heavy on RVs, trailers, boats, camper parking, and yards. Articles in the Lochwood newsletter to focus on these items.
  - Pictures and ongoing violations are getting updated. Next step will be tracking violations, the letters sent out.
  - How to help Veterans and the Elderly with yard work and maintenance issues? How do we identify, reach out, and genuinely help those who need assistance vs someone who is just lazy?

**VII Follow-up** – Concerning the dirt/mud area at Jim Hoida Park: Jim Foster sent an email to Foothills Park District concerning this dirt area. Jim was told it is a “no water area” where the Foothills Parks are trying to conserve water and money. We need to keep ping them as the grass will not come back.

**VIII) Adjourn:**

Meeting was adjourned at 8:35 pm