

**WELCA MINUTES: June 4, 2024**

**West Lochwood Board Meeting**

**Christian Fellowship Church**

**I) Call to Order:**

Meeting called to order at 7:05 pm.

**In Attendance:** Andy Yarnell, Mike Goddard, Jim Foster, Lucidel Smoczyk, and Steven Mc Reynolds

**Absent:** Excused absences – All Board Members Present

**Guests:** Jefferson County Sheriff Officer Mark Bybee, Earl Wilson, Mike Iocino, Martha Baldon, Mary Sulli, and Mike Sulli

**Visitor Business:**

- Jefferson County Sheriff Officers - Give Crime Report for Lochwood area and talk about crime prevention.
- Mary and Mike Sulli - Talk about drivers speeding in our neighborhood on West Oregon Drive

**Sheriff Report:** Community Resource Deputy Mark Bybee was invited to our WELCA Board meeting to provide a crime update in West Lochwood. He 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 when you are not home and at night. Make sure your garage door is closed when you are not home and again at night. If you see your neighbors garage door is open at night or odd hours, notify your neighbor to let them know. Use outdoor lighting and motion lights to discourage burglars. Don't leave packages sitting on your door step.

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 all is okay.

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.

For a more complete list and more details on how to avoid scams, and the crime report for Lochwood, please read the WELCA June 2024 Newsletter that was mailed to you. The WELCA June 2024 Newsletter is also available on the WELCA website ([www.welca-hoa.com](http://www.welca-hoa.com))

**Visitor Business:** Mary and Mike Sulli - Talk about drivers speeding in our neighborhood on West Oregon Drive. WELCA asked the Jefferson County Sheriff to increase patrols and place a speed trailer on West Oregon Drive that signals the driver as to their speed. The lawful speed limit on Lochwood Residential street is 25 miles per hour.

**II) Review of May 7, 2024 Meeting Minutes:** A motion was made by Stephen Mc Reynolds to approve the April minutes. A second motion to approve the minutes with changes was made by Lucidel Smoczyk. The minutes were approved as written with a unanimous vote.

**III) Treasurer's Report:** WELCA Treasurer's report, dated from the June 4, 2024 meeting was approved as prepared by Jim Foster.

The June 3, 2024 WELCA Treasury Report as follows:

- o **Checking Balance:       \$2,235.97**
- o **Savings Balance:       \$13,315.28 includes \$2.07 interest in 2024**
- o **Total Funds Available as of June 3, 2024 = 15,555.25**

Includes 252 paid members in 2024 (67 members paid by Venmo)

Total Dues Collected to date: = \$7,755.00

Beginning Balance: **1/1/2024:** \$12,400.00

- o **Expenses to date:**
  - **\$112.00 - April Maintenance**
  - **\$544.00 - May Maintenance**
  - 
  - **\$656.00 = total expenses in April 2024**

**Treasurer's Report Approved:** First motion was made to approve the Treasurer's Report by Andy Yarnell, a second motion for approval made by Stephen McReynolds. The Treasurer's Report for June was approved as written with a unanimous vote.

**V) Unfinished Business:**

- o **Parking Violation letters for RV's, Boats, Campers, and Trailers:**
  - A couple of trailer, RV's, Boats, and Camper parking violations have been resolved
  - A second letter/notice to those homeowners still in violation of the parking restrictions for campers, trailers, Boats, RV's will be sent out to addresses found to be violating this covenant.
  - A second round of pictures documenting the parking restriction violation need to be taken as potential evidence if any violations go to court.

- Approximately 27 violations remain. The second letter will explain the covenant, and how to become compliant and resolving the violation/issue. Remember that Covenants in Lochwood Filings (4 ,6 ,7 ,8, 8A, and 9) are mandatory for all residents to follow.
- A third letter will begin the fining process.
- o **Door prizes for WELCA Meeting Visitors** – At future WELCA Board meetings.
  - It was decided that the WELCA Board will pass out a flyer at the Spring Clean-up that will discuss having a door prize (\$10.00) from King Soopers or Starbuck Coffee Gift Cards available to win at the July meeting on July 9<sup>th</sup> for visitors.
  - Details and information to be made available in a future Newsletter, and most likely on the WELCA website and Facebook page too.
- o **Guest Speakers Coming** – WELCA is lining up informational guest speakers for future board meetings
  - West Metro Fire Protection spokesperson – This fall – September meeting.
  - Additional ideas to interest the community include hosting a CPR class or Mental Health Advocate to speak at a meeting.

**VI) New Business:**

- o The second WELCA Garage Sale is June 6, 7, and 8th
  - The WELCA Dues Letter had the dates for the Community Garage Sale listed in May, while the Board elected to move the Garage Sale to June in hopes of better weather
  - Advertisements and signs will be posted for both series of dates, on the WELCA website, on the WELCA Facebook page, and on Next Door

**VII) Covenant Violations:** Remember that Covenants in Lochwood Filings (4, 6 ,7 ,8, 8A, and 9) are mandatory for all residents to follow. Ignoring the covenant violations can result in the WELCA Board fining homeowners, and taking them to court.

Violations listed are from June open cases list. Pictures for documentation have been taken on all violations. WELCA is collecting pictures and addresses of all the residents in violation of parking restrictions for campers, boats, trailers, and RV's in every filing, and a master list is being consolidated.

A second letter to **ALL 27** homeowners in violation of the parking restrictions for campers, trailers, Boats, RV's will be sent out to addresses found to be violating this covenant. The second violation letter will explain the covenant, and how to become compliant. Ignoring the covenant violations can result in the WELCA Board fining homeowners, and taking them to court.

**Old Covenant violations:**

- o **Case 101** – trailer in front yard, rubbish in side yard
- o **Case 102** – Pallets in driveway, trash cans left out.
- o **Case 103** – Landscape issue – Weeds in front yard
- o **Case 104** – Landscape issue – Tall weeds in front yard
- o **Case 105 - Resolved**
- o **Case 106** – Lots of junk and clutter in front yard.
- o **Case 107** – Trailer in driveway
- o **Case 113** – Trailer and RV in Driveway
- o **Case 114** - Trash Cans in Driveway, Furniture in Driveway, unkept yard – **Partial Resolved**  
(Furniture gone)

**VIII) Adjourn:**

Meeting was adjourned at 8:30 pm