

WELCA MINUTES: October 01, 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: All present

Visitors: Earl Wilson

Visitor Business:

- None

II) Review of August 6, 2024 Meeting Minutes: The meeting in September was cancelled. A first motion was made by Jim Foster to approve the WELCA minutes from the August minutes. A second motion to approve the minutes with changes was made by Steve McReynolds. The minutes were approved as written with a unanimous vote.

III) October 1st Treasurer's Report: WELCA Treasurer's report, dated from the October 1, 2024 meeting was approved as prepared and presented by Jim Foster

The May 7, 2024 WELCA Treasury Report as follows:

- **Checking Balance: \$295.55**
- **Savings Balance: \$11,516.95 includes \$ 3.74 interest in 2024**
- **Total Funds Available as of October 1, 2024 = 12,108.05**

Includes 338 paid members in 2024 out of 669 total members (110 members paid by Venmo)

Total Dues Collected to date: = \$10,330.00

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

- **Expenses to in September: \$2,181.00**
 - **\$21.00 for Fall Clean-up cookies**
 - **\$160.00 tips for Fall Clean-up (drivers \$60.00, Eric \$50.00, Garrett \$50.00)**
 - **\$1800.00 - 5280 Waste Disposal for the Roll Off dumpsters**
 - **\$200.00 – Common area Maintenance for September**

- **Treasurer's Report Approved:** First motion was made to approve the Treasurer's Report by Jim Foster, a second motion for approval made by Lucidel Smoczyk. The Treasurer's Report for October was approved as written with a unanimous vote.

V) Unfinished Business:

- **Dues increase for 2025:** The WELCA Board has been debating the pros and cons of increasing Annual Dues for 2025 to \$40.00 over the last couple of months. The Board voted to approve the dues hike from \$30.00 to \$40.00. First motion on the dues increase was from Jim Foster, followed by a second motion made by Steven McReynolds. The Board vote was a unanimous vote. For all the reasons behind this decision please see minutes from August and July WELCA Board minutes at www.welca-hoa.com.
 - The cost of WELCA doing business keeps increasing. This includes printing Newsletters, P.O. Box, Postage, Printing, Director and Officer Board Insurance, Roll Off Dumpsters for Spring and Fall Clean-up, Common Area Maintenance, Weeding, Signage (new Signs and refurbishing older signs) the Website. P.O. Box, and email renewal, etc.
 - An article will appear in the next WELCA Newsletter about the rising expense costs to raise awareness in the community that WELCA Annual Dues will increase for 2025.
- **Fall Clean-up Review:**
 - 5280 Waste Management dropped off 4 Roll Off dumpsters before the event started, which made the event go more smoothly – not having to wait for more Roll-Offs to be delivered
 - Metal Recycling (Mike) was present and able to collect 2 loads to be recycled. Mike is able to take appliances too like washing machines, dryers etc. Which will help for future events.
 - Some items were taken to ARC for donation after the event was over.
 - There was left over cookies and water supplied for the volunteers and home owners dropping items.
 - Thank you to Andy Yarnell, Jim Foster, Mike Goddard, Stephen McReynolds Eric and Garrett for volunteering their time and helping out.

VI) New Business:

- **Change WELCA Board meeting night**
 - The WELCA Board discussed possible changing the WELCA Board meeting to the first Monday of every month starting for November and December of this year.

- Andy to check with the Church to see if there were no conflicts on Monday nights.
 - Changes to website date if we change to Monday nights.
- **WELCA Board and the Future: - We need our communities help!**
 - The WELCA Board discussed disbanding, as we have been trying for years to get home owners/residents to join the WELCA Board and help out. The Board is down to 5 long time standing members. But what happens when the WELCA Board loses another Board member or two? How do we get younger members involved?
 - We have tried offering Door prize drawings just for attending meetings.
 - We have brought back Santa and Easter egg hunt in an attempt to draw more interest.
 - We have been asked to form committees to take the lead on different issues. (great idea!!) – But we need more Board members to lead the committees or to organize volunteers to take action (Neighborhood clean-up days, weeding, etc.)
 - New members bring in new ideas and fresh perspectives on how to handle problems and issues in our neighborhood. Covenant problems or making us aware of covenant problems.
 - New members give inspiration to existing WELCA Board members to continue.
 - The WELCA Board gets some criticism for not doing much....why not get involved and be part of the solution? It is easy to sit back and be critical of what is not right....but why not roll up your shirt sleeves and help us out to get more done? Be part of the solution!
 - If WELCA disbanded:
 - there would be no advocate for neighborhood issues
 - No Spring or Fall Clean-up event
 - No common area Maintenance (weeding, trash clean-up, graffiti clean-up)
 - No Newsletter
 - No events (Santa visit, Easter eggs hunt, etc.)
 - No website, No Facebook Page to keep Lochwood informed.
- **Door prizes for WELCA Meeting Visitors –**
 - No drawing as guests were present to win the door prize.

- Monthly Door Prizes or drawing will be awarded to visitors attending the monthly WELCA Board meetings. Prizes may include a gift card to King Soopers or Starbucks Coffee. See the Newsletter, WELCA website and Facebook page for details.
- **Forming Committees to help WELCA** – with weeding, and Common Area Maintenance
 - Not discussed - Tabled for next meeting

VII) Covenant Violations:

- **Parking Violation letters for RV's, Boats, Campers, and Trailers:**
 - **Background:** A new letter to **ALL** the people in violation of the parking restrictions for campers, trailers, Boats, RV's was sent out end of July to addresses found to be violating this covenant by parking RV, Boats Trailers in their driveways (Not behind a privacy fence). It is also against Jefferson County Regulations to park trailers, boats, RV's etc. in the street for longer than 72 hours. Approximately 27 violations are being tracked.
 - Andy and Mike to visit two or three homes with the longest or trailer violations to reach out and discuss the covenant and find out the reasons behind not complying with the covenant. The WELCA Board desires to work with home owners and get covenant violations resolved in a peaceable manner. The WELCA Board is willing to give time extensions on violations, if progress and dialog continue between both parties.
 - For a deeper discussion of this covenant issue and background explanation please see the see the August 6, 2024 minutes.
 - Path forward on Covenant Violations: One more letter before a fining letter is sent out.
 - Fining letters and beginning of fining process for violations in Filing 4 and 9
 - Small Claims Court for violations in Filings 6,7,8 and 8A -
- Violations listed below are from an open cases list. Please note this is not a complete listing as it is dated 7/30. WELCA is collecting pictures and addresses of all the residents in of any and all covenant violations.

NUMBER,	STREET	FILING,	VIOLATION,	PIC.	FIRST	SECOND	THIRD
101	W WISCONSIN AVE	6	CAMPER IN SIDE YARD	YES	6/30/24		
102	W. HAWAII AVE.	6	CAMPER IN DRIVEWAY	YES	4/30/24	6/24/24	
103	W. HAWAII AVE.	6	CAMPER IN DRIVEWAY	YES	4/30/24	6/23/24	6/26/24
104	W. FLORIDA PL.	6	TRUCK CAMPER IN DRIVEWAY	YES	4/30/24	6/24/24	6/30/24
105	W. ARKANSAS AVE.	6	CAMPER IN DRIVEWAY	YES	6/30/24		
106	S. QUEEN CT.	6	UTILITY TRAILER IN DRIVEWAYS	YES	4/30/24	6/23/24	6/26/24
107	S. OWENS ST.	6	UTILITY TRAILER IN DRIVEWAY	YES	4/30/24	RESOLVED THANK YOU SENT 6/30	
108	S. OWENS ST.	6	CAMPER IN DRIVEWAY	YES	4/30/24	6/23/24	6/30/24
109	W. ARIZONA AVE.	7	CAMPER IN DRIVEWAY	YES	4/30/24	6/23/24	6/30/24
110	S. QUAIL ST.	7	TRAILER ON SIDE OF HOUSE	YES	4/30/24	6/23/24	6/30/24
111	W. ARIZONA AVE.	7	CAMPER IN DRIVEWAY	YES	6/30/24		
112	S. ROBB WAY	8	UTILITY TRAILER / JUNKERS	YES	6/30/24		

113	S. ROUTT WAY	8	CAMPER IN SIDEYARD	YES	4/30/24	6/5/24	6/30/24
114	S ROUTT WAY	8	BOAT ON TRAILER FRONT YARD	YES	4/30/24	6/5/24	6/30/24
115	S. OWENS ST.	4	TRAILER AND RV IN DRIVEWAY	YES	4/30/24	6/23/24	6/30/24
116	S. OWENS ST.	4	CAMPER IN DRIVEWAY	YES	4/30/24	RESOLVED THANK YOU SENT 6/30	
117	S. OWENS ST.	4	CAMPER ON SIDE OF HOUSE	YES	4/30/24	6/23/24	6/30/24
118	S. PARFET CT.	4	BOAT IN DRIVEWAY	YES	4/30/24	6/3/24	6/30/24
119	W. HAWAII PL.	4	BOAT IN DRIVEWAY	YES	4/30/24	RESOLVED THANK YOU SENT 6/30	
120	S. QUEEN ST.	4	CAMPER IN DRIVEWAY	YES	4/30/24	6/23/24	6/23/24
121	S. SIMMS ST.	9	CAMPER IN SIDE YARD	YES	4/30/24	6/3/24	6/30/24
122	W. TEXAS AVE.	9	RV IN DRIVEWAY	YES	4/30/24	6/3/23	6/30/24
123	W. TEXAS AVE.	9	TRUCK CAMPER- DRIVEWAY	YES	4/30/24	DECEASED	
124	S. ROUTT WAY	9	UTILITY TRAILER IN DRIVEWAY	YES	4/30/24	6/23/24	6/30/24
125	W. LOUISIANA AVE.	9	CAMPER NEXT TO HOUSE	YES	4/30/24	6/25/24	6/30/24
126	W. ARIZONA AVE.	9	CAMPER IN DRIVEWAY	YES	4/30/24	6/23/24	6/30/24
127	W. TEXAS AVE.	9	JUNK CAR IN DRIVEWAY	YES	4/30/24	6/23/24	6/30/24

VIII) Adjourn:

Meeting was adjourned at 8:25 pm