

WELCA MINUTES: November 12, 2024

West Lochwood Board Meeting – Annual Meeting

Lochwood Christian Fellowship Church

I) Call to Order:

Meeting called to order at 7:00 pm.

WELCA Board Members in Attendance: Andy Yarnell, Mike Goddard, Jim Foster, Lucidell Smoczyk, and Steven Mc Reynolds

Absent: All present

Visitors: Amy Vigil, Anthony Vigil, Mary Carey, Nicholas Rohr, Tim Taggart, Kaylee Pott, Eric Wirtz, Jon Bustos, Jeff Wittreich, Jake Rapplean, Alex Chapin, Sandy McKinley, Simone Spinner, William Allen, Sharon Allen, Nicole Bustos, Eldon Leon Minkler, Suzy Cook, Rebecca Raish and Earl Wilson

Visitor Business: The WELCA Board experienced a great turn-out of 25 Lochwood residents/visitors at the Annual Meeting. This was one of the largest audiences to attend a WELCA Board meeting in many years despite the WELCA Board meeting being open to Lochwood residences to attend. This was largely in response to the Newsletter article concerning the current WELCA Officers and Board members decreasing down to 4 members and not being able to continue as effectively as a board much longer into the future.

Questions were fielded from the audience to the WELCA Board concerning a variety of topics as listed below in the next section.

Visitor Questions:

- 1) Are businesses allowed? (Answer) Lochwood are single dwelling homes that are zoned by Jefferson County for Residential Zoning only – not zoned for commercial businesses. Many people do work from home on their computers etc. but having Automobile repair business, or Auto body work businesses are not allowed. Or having multiple large pallets per week coming in by large delivery trucks.
- 2) Are Air B&B allowed? (Answer) This is not listed in our covenants as this relatively new verses the original covenants being developed in the early 1970s. WELCA will have to find out Jefferson Counties Policy – which might be based on the size of a property and location.
- 3) Single Dwelling homes – with single family units. (Answer) With the cost of housing and housing shortages it is hard for Jefferson County to enforce when multiple families are living in a single dwelling home. There has also been talk of being forced by State or Federal Authorities to put additional housing in backyards for a higher density living. There would most likely be a lot of community push back on this type of situation – and WELCA would fight for what our community desires.
- 4) Serving as a WELCA Board member – time commitments and duties? (Answer) Meeting are once a month and typically run 1 hour to 1.5 hours. Additional duties may include helping at the

spring and Fall Clean-up for a few hours once or twice a year. Or helping to prepare for events (like stuffing Easter eggs with candy) or volunteering at the event itself. Events are typically on a Saturday. We welcome fresh ideas and outlooks or perspectives – especially on how to raise interest in WELCA, getting folks to pay dues, and follow the covenants. The Board functions largely to keep Lochwood a desirable place to live, neighbor friendly, and keep property values from declining.

- 5) How many WELCA Board members are allowed by the Bylaws? The WELCA Bylaws allow for up to 15 people to serve on the WELCA Board. Ideally we would like representation from each Filling (Fillings 4,6,7,8, 8A, and 9).
- 6) To lower expenses on the budget – should the Easter Egg Hunter and Santa Visit / Lighting Contest be eliminated? WELCA’s biggest budget expense is the spring or Fall Clean-up as it is costing more than \$30.00 per person attending that event per dumpster. Printing and mailing the Newsletters and Dues letters are costly too. The Easter Eggs Hunt and Christmas events are more cost effective and encourage family and kid participation.
- 7) How much are the 2025 Annual dues? (Answer) WELCA has voted to raise the Annual dues by \$10.00. So the dues will change from \$30.00 per year to \$40.00 per year.

II) Review of October 1st, 2024 Meeting Minutes: 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) November 12th Treasurer’s Report: WELCA Treasurer’s report, dated from the October 1, 2024 meeting was approved as prepared and presented by Jim Foster

The November 12th, 2024 WELCA Treasury Report as follows:

- **Checking Balance: \$407.15**
- **Savings Balance: \$10,017.29 includes \$ 4.08 interest in 2024**
- **Total Funds Available as of October 1, 2024 = 10,424,44**

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 November: \$831.31**
 - **\$126.31 Alpha Graphics for printing the Newsletter**
 - **\$194.00 WELCA Post Office Box Rental for 2025**
 - **\$511.00 Stamp postage for Newsletter**

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

V) Election of WELCA Board Members: (Not WELCA Officers)

- The WELCA 2025 Board Welcomes eleven new member for 2025. They are: Lucidell Smoczyk, Amy Vigil, Anthony Vigil, Mary Carey, Nicholas Rohr, Tim Taggart, Kaylee Pott, Eric Wirtz, Jon Bustos, Jeff Wittreich, Jake Rapplean, and Alex Chapin
- The WELCA Board wishes to thank Stephen McReynolds for his past several years of service on the WELCA Board to our Lochwood Community. It has been an honor to work and serve with you Stephen! Thank you so much for your time, ideas, service on many of the Clean-up teams, and reaching out to the community on covenant issues.

V) Unfinished Business:

- **Santa Visit Planning December 14th**
 - Basics are: To be determined at December 3rd meeting
 - Route needs to be planned and a route test run be made
 - Candy Canes purchased – How many?
 - Article in Newsletter, WELCA Website, and WELCA Facebook Page
- **Lighting Decoration Judging December 14th**
 - Volunteer Judges from our newly selected WELCA Board are: Suzy Cook, Amy Vigil, and Eric Wirtz.
 - Map will be provided at the next WELCA meeting December 3rd – marked for which Lochwood Residents have paid dues and are eligible to win verses unpaid dues.

VI) New Business:

- **Summary of Annual Report:**
 - Andy Yarnell presented a summarized 2024 Annual Report to the group. He explained that it was written into the WELCA Bylaws the need to have a yearly report presented to the community.
 - The objectives of the Association shall be to work towards the betterment of and to combat deterioration in the area hereafter described; to aid, assist, represent and advance the interests of the residents and owners of its area of membership; to adopt, formulate and carry out any and all protective covenants necessary and proper for the accomplishment for the purposes set forth in the Certificate of Incorporation.

- The full report will be posted on the WELCA Website for the community to read.
- **WELCA Meetings for 2025 – New day and new meeting place in 2025?**
 - WELCA has been asked by Lockwood Christian Fellowship Church to find a new meeting place starting in 2025. The final meeting at Lochwood Christian Fellowship Church will be the December 3, 2024.
 - Andy Yarnell spoke with the new Pastor at Lochwood Christian Fellowship Church about changing to the first Monday of every month for any potential conflicts. The Pastor asked WELCA to find a new meeting place, despite an offer to increase our donation to meet at the church.
 - Eric Wirtz offered to check and see if Saint Joseph’s Episcopal Church would allow WELCA to hold its meetings there in 2025 and beyond.
 - WELCA is also changing the WELCA Board meeting to the first Monday of every month (from the first Tuesday of every month).
 - Board meeting Dates and events to be finalized at the December meeting.
- **Discuss WELCA 2025 ideas, goals, officers, etc.**
 - Tabled until the December meeting.
- **Path forward based on interest from residents:**
 - The WELCA Board experienced a great turn-out and response from Lochwood residents at the Annual Meeting. It was humbling to see so many visitors come to a meeting to show the WELCA Board support for the Board’s effort over the years.
 - WELCA will continue to work and represent our Lochwood community.
 - We at this point with the level of support shown will continue to have the events as in past years depending on the dues collected and budget. There is going to be an increase in dues from \$30.00 to \$40.00 per year. Covenant enforcement will continue.
 - How do we raise interest in more people paying their dues?
- **Door prizes for WELCA Meeting Visitors –**
 - No drawing took place – The WELCA Board was so surprised by the large turnout that we forgot to hold the drawing.
 - 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: Not discussed at the Annual Meeting – Parking violation follow-up will continue.**
 - **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.
 - In the future, 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 -

VIII) Adjourn:

Meeting was adjourned at 8:15 pm