

WELCA MINUTES: December 3, 2024

West Lochwood Board Meeting

Lochwood Christian Fellowship Church

I) Call to Order:

Meeting called to order at 7:01 pm.

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

Visitors: Leon Inkler, Mike Krumm, Mara Berde, Scot Lake, Ryan Priest, Tom Swartwood, Jeanne Swartwood, Rebecca Raish, Amy Vigil, Anthony Vigil, Nicholas Rohr, Kaylee Pot, Mary Carey, Eric Wirtz, and Jake Rappleanand Earl Wilson

Visitor / Questions Business: The WELCA Board experienced a great turn-out of 8 Lochwood residents/visitors at the December meeting. Questions are in the covenant section of the minutes.

II) Review of November 12, 2024 Meeting Minutes: A first motion was made by Jim Foster to approve the WELCA minutes from the November 12, 2024 minutes. A second motion to approve the minutes with changes was made by Andy Yarnell. The minutes were approved as written (no changes) with a unanimous vote.

III) November 12th Treasurer's Report: WELCA Treasurer's report, dated from the December 3, 2024 meeting was approved as prepared and presented by Jim Foster

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

- **Checking Balance: \$287.15**
- **Savings Balance: \$10,017.49 includes \$ 4.28 interest in 2024**
- **Total Funds Available as of December 3, 2024 = 10,304.64**

Includes 339 paid members in 2024 out of 669 total members (110 members paid by Venmo)

Total Dues Collected to date: = \$10,360.00

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

- **Expenses to in November: \$120.00**
 - **\$120.00 Mailing News Letter and Door Prize Expenses**
- **Treasurer's Report Approved:** First motion was made to approve the Treasurer's Report by Andy Yarnell a second motion for approval made by Mike Goddard. The Treasurer's Report for December was approved as written with a unanimous vote.

V) Election of WELCA Officers for 2025: (Not WELCA Board Members)

- Secretary: Earl Wilson
- Treasurer: Jim Foster
- Vice President: Mike Goddard
- President: Andy Yarnell

V) Unfinished Business:

- **Santa Visit Planning December 14th**
 - Santa: Will be Andy Yarnell
 - Volunteers:
 - Mike Goddard and Jim Foster volunteered to drive the lead car
 - Andy's daughters will hand out candy canes along the route.
 - Start Time: Earlier – 4:30 pm on Saturday December 14
 - Advertising the event: Article in Newsletter, WELCA Website, and WELCA Facebook Page, QRC code on our signs, Nextdoor App.
- **Lighting Decoration Judging December 14th**
 - Volunteer Judges from our newly selected WELCA Board are: Suzy Cook, Amy Vigil, Anthony Vigil and Eric Wirtz. Volunteers to set up a met-up time
 - Previous Year's winners cannot win 2 years in a row.
 - 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:

- **Board Meeting Location for 2025**
 - St. Joesph's Episcopal Church at 11202 W. Jewell Avenue in Lakewood
 - WELCA needs to fill out a 3rd party user form for the church, and check to see if WELCA has liability insurance for any damages to the church that might accidentally occur.
 - Andy Yarnell and Eric Wirtz to meet next week (Monday or Wednesday) with the church Board to finalize plans.

- **WELCA Meetings for 2025 – New day**
 - WELCA is also changing the WELCA Board meeting to the first Monday of every month (from the first Tuesday of every month). Dates are: January 13 (not the First Monday), February 3, March 3, April 7, May 5, June 2, July 7, August 4, September 8 (avoids Labor Day Holiday), October 6, November 3, and December 8 (not the First Monday)
- **WELCA 2025 Events:**
 - Easter Egg Hunt – Saturday April 19,
 - Garage Sale – June 5 -8
 - Spring Clean-up – Saturday June 14
 - Fall Clean-up – Saturday September 20
 - Annual Meeting – Monday November 3
 - Holiday Lighting Contest/Santa Visit – Saturday December 13
- **Additional Ideas:**
 - Filing 9 hosts a block party every year – why not have a Lochwood Party at Jim Hoida Park sometime in the summer
 - Welcome new home owners/new neighbors (from Becky Raish) –
 - Figure out additional easy ways for home owners to pay dues or incentives to pay dues
 - Have dues payment plans (quarterly etc.)
 - Use Google forms
 - Put out flyers on ways to get involved in WELCA – use Facebook and website
 - Have paid advertisement spots on the WELCA Website
 - Set up master mailing list to use for WELCA Newsletter distribution and send out flyers etc. that would cut our printing costs.
- **Forming Committees to help WELCA – with weeding, and Common Area Maintenance etc.**
 - Not discussed - Tabled for next meeting
- **Door prizes for WELCA Meeting Visitors –**
 - No drawing took place – again at the December meeting

VII) Covenant Violations:

- **Parking Violation letters for RV's, Boats, Campers, and Trailers: 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 Parking violations have been **reduced** to approximately 18 violations, but all filings need to be patrolled and checked once more to verify. New ones have cropped up, and new letters need to be sent out.
- **New Covenant Complaints:**
- Complaint 1267 South Route Way – Appears to be running a business out of this home along with loud late night parties. Jefferson County Sheriff has been called. Next step contacting our Community Resource Officer or Liaison Officer and present these problems.
 - 11445 West Florida Place – Renters at this residence have started a Tree / Arborist business and storing a large boom truck, limbs and branches from job sites. Mike Goddard has made contact.
 - Tom and Jeanne Swartwood reported limbs in the street along South Owens Street along the curb across the street from the West Ridge Apartments. They also spoke of other properties in WELCA where the yards were in violations (weeds, tall grass, downed limbs, junk /clutter) and looked worse than RV or trailers being parked on properties.
 - Andy replied that the WELCA Board decided to pursue RV, boats, trailers, camper etc. parking violations over yard violations. As all the filings have uniform language or same covenant written for parking violations.
 - The conversation on both sides started to become heated.
 - At this point, Andy Yarnell tabled the Covenant Violation discussion for the night.

VIII) Adjourn:

Meeting was adjourned at 7:55 pm