

**WELCA BOARD MEETING MINUTES**

**Lochwood Christian Fellowship Church**

**March 1, 2022**

**I) Call to Order:**

Meeting called to order at 7:01 pm.

Present: Jim Foster, Andy Yarnell, Amy Skinner, Lucidell Smoczyk, Mike Goddard, Dan De-Mello, Steve McReynolds, Mike Iacino

Absent: Jean McReynolds, Doug Mangels

Visitors: Tom and Jeanne Swartwood, Ruth Noytek, Eugene Beaudry, Joel Haddock

**II) Welcome Visitors/Visitor's Business:**

Our visitors attended tonight's WELCA meeting due to concerns over the property located at 10918 West Arizona Ave. These community members live in neighboring homes, and have been affected by this situation. These neighbors spoke of multiple concerns, many of which have been problematic for a long period of time.

**III) Secretary's Report:**

Approval of Minutes: A motion was made and passed to accept and approve the minutes from the February 2022 Board Meeting.

**IV) WELCA Treasurer's report, dated February 1, 2022 Prepared by Jim Foster. Also proposed 2022 Budget, Presented at Board Meeting held January 11, 2022.**

Checking Balance:	\$599.52	
Savings Balance:	\$8,842.60	(this includes \$.16 interest paid in 2022)
Total Funds Available as of March 1, 2022		\$ 9,442.12

Includes 5 paid members in 2022. Total Dues = \$150.00 (0 paid by Venmo)

Beginning Balance 1/1/2022 \$10,514.96

Total February 2022 expenses: 716.00

2-1-2022 Earl Wilson Renew WELCA's registration with the State of Colorado \$20.00

2-28-2022 Jim Foster/USPS \$696.00 1,200 stamps for dues letters

A motion was made and passed by the Board to approve Treasurer's report dated March 1, 2022.

## **V) Unfinished Business:**

Jim states that the dues letters will be ready to be mailed within the next week. The printing of the dues letter will be done by Alpha Graphics. This business offered WELCA a very reasonable price to do the printing.

**VI New Business:** Sign damage at S.Quail Street and W.Jewell – we are awaiting estimate from ASR Companies to submit to Geico. A new sign will need to be placed at this entrance to Lochwood, and there are over-grown bushes that need to be removed from this area.

## **VII.) Covenant Violations:**

- 1242 S. Pierson Ct.: Jim has been unable to meet with the resident at this address. A meeting needs to be set up with the homeowner. Jim or Dan to write letter to homeowner to set up a meeting.
- 10918 W. Arizona Ave.: Andy began discussion by noting that this property has been the subject of concern by neighbors for a long time. Complaints about this have come to WELCA's attention via email. There has been no improvement at this address for a number of years. Jefferson County Zoning has been contacted by WELCA but we have not received much of a response from them.
- Numerous cars parked around the house, motorcycles, and a large trailer in need of repair. A white Dodge pickup truck is parked in the front yard. Neighbors attended to-night's meeting to express concerns re: this address. Some of the concerns mentioned by neighbors include powerlines and electric cords left lying on the ground, cars left to idle for long periods of time, man living in van parked in the backyard of this home, and lots of noise. The business being run from this address is illegal, per Carey Christiansen with Zoning. Covenant E-1 is being violated.
- Dan agrees to send letters to the owner of property, her son, and the renters. Letters were sent to the renters in November and December, 2020. It is possible that the letters were just sent to this address, with no recipient on the letters, and they may have been thrown away.
- Steve McReynolds volunteers to call county Zoning and to meet with Zoning officials, as needed to help with enforcement of WELCA Covenants.
- Other addresses in Filing 6 that have come to the WELCA Board's attention include:
- 1462 S. Owens Street-Trailer parked in driveway.

- 1322 S. Owens Street-Old Ford Truck parked in driveway, and a trailer is parked beside garage.
- 1322 S. Pierson Ct.: Trailer parked beside garage.
- The following addresses in Filing 7 have had covenant complaints filed against them:
  - 1142 S. Owens St.: Trailer parked in driveway.
  - 11088 W. Arizona Ave.: Trailer parked beside garage.
  - 10985 W. Texas Ave.: Camp trailer parked beside garage.
- Lucidell and Mike will work together to gather information to verify the Covenant violations. Then, letter to be sent to homeowners

Meeting adjourned at 7:54 pm