

**WELCA MINUTES: March 7, 2023**

**West Lochwood Board Meeting**

**Christian Fellowship Church**

**I) Call to Order:**

Meeting called to order at 7:05 pm.

**II) Review of February 7 Meeting Minutes:** A motion made and passed to accept the February 7, 2023 meeting minutes as written.

**III) Treasure's Report:** WELCA Treasurer's report, dated January 03, 2023 as prepared by Jim Foster.

- **Checking Balance:       \$650.73**
- **Savings Balance:       \$13,608.29**     A total of \$0.90 in interest paid in 2023
- **Total Funds Available as of March 7, 2023       \$ 14,259.02**  
  
Includes 7 paid members in 2023 Total Dues=\$210.00 (3 paid by Venmo)  
  
Beginning Balance: **1/1/2022:** \$15,337
- **Total February 2023 Expenses: \$724.26**
  - \$94.26 Dues Letter supplies (envelopes etc)
  - \$630.00 USPS Stamps for WELCA Dues letters
- **A motion was made and passed by the Board to accept and approve Treasurer's report dated March 7 2023, 2023**
- **2023 WELCA Proposed Budget** – Jim Foster presented a proposed 2023 WELCA Budget Plan to the WELCA Board. The Proposed Budget is based off an estimate of income from dues and know expenses, as well as some carry over from the 2022 Budget (savings reserve and money left over from Geico insurance company payout for the damaged entrance sign)
- **A motion was made and passed to approve the 2023 WELCA Proposed Budget**

**V) Unfinished Business:**

- **2023 Newsletter:**
  - Contains article on solar panels – no approval required by WELCA Board.

- Contains an article on Jefferson County’s rules for parking recreational vehicles on the street. For RVs, boats, trailers, travel trailers parking is allowed 28 days total in a year on the street. This article has the actual Jefferson County statues listed.
      - A future Newsletter article will mention WELCA rules for parking RVs, Boats, trailers, travel trailers etc. on your property (driveway or side yard).
- **2023 Dues Letter:**
  - The WELCA Board reviewed and approved the 2023 Dues letter that will be mailed to Lochwood residents soon.
- **WELCA Help Fund Update:** Will help promote good will for WELCA.
  - WELCA is moving forward and developing a process for qualification and application for Help or assistance to the Help Fund. It is being developed for seniors or residents with disabilities that may need help with yard maintenance etc.
  - Volunteers from our community are needed to participate.
  - Legal attorney or advisor is needed to write an application form and a waiver form as a mechanism to apply for the WELCA Help Fund.
  - Website for Help – finding various companies and contractors in the Lakewood area: **[us-business.info/directory/Lakewood-co/](https://us-business.info/directory/Lakewood-co/)**

**VI) New Business:**

- **Generating Neighborhood Interest:** Ideas were discussed about how to get more people from Lochwood to come to the WELCA Board meetings and give input and ideas to the Board.
  - Ideas such as an Open house, picnic or BBQ at a local park, flyer for meeting to be distributed at the Spring Clean-up or donuts and coffee at Spring Clean-up.
  - More discussion to follow at future Board meetings.

**VII) Covenant Violations:**

**Filing 4**

- **1551 S. Queen Street:** Yard debris and camper trailer parked in the street, trash cans in driveway. Andy to send a final letter before WELCA pursues possible legal action.
  - Follow-up with Jefferson County Sheriff as camper can only be parked in the street 28 total in a year.

**1820 South Parfet:** Landscaping Covenant violations Section 6.6 – no visible effort to comply. WELCA may have to wait till spring or at least till snow melts to continue action.

**1851 South Parfet Court:** Landscaping Covenant violations Section 6.6 – weeds –

- Home Owner talked with Mike Goddard, and promised to clean-up property in spring.

**11247 West Iowa Drive:** There is documentation that a business is being run out of this home. Reports of large trucks are dropping off pallets at this house, not sure if it is Amazon or Prime trucks or DIY construction – but WELCA cannot do anything about home deliveries being made to houses

- Pallets have been removed

**VIII) Adjourn:**

Meeting was adjourned at 8:15 pm.