

WELCA MINUTES

West Lochwood Christian Fellowship Church

April 5, 2022

I) Call to Order:

Meeting called to order at 7:01 pm.

II) Welcome Visitors/Visitor's Business:

Tonight, our visitors, neighbors Lydia and Al Nua, attended the April WELCA meeting due to the traffic accident that damaged our WELCA sign at West Jewell and South Quail Street. Mrs. Nua unfortunately lost control of her car due to icy/snowy weather and collided with the sign. The Nua's car insurance has been contacted regarding payment of the damage claim.

III) Secretary's Report:

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

IV) WELCA Treasurer's report, dated April 5, 2022 was prepared by Jim Foster and was presented to the Board tonight.

Checking Balance:	\$4,553.81	
Savings Balance:	\$8,842.68	(this includes \$.24 interest paid in 2022)e
Total Funds Available as of April 5, 2022		\$ 13,296.49

Includes 148 paid members in 2022 Total Dues=\$4,494.33 (34 paid by Venmo)

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

Total March Expenses: \$415.04

3-2-2022 Jim Foster \$49.30 Envelopes for dues collecting

3-11-2022 Alpha Graphics \$365.74 Dues/Newsletters, Stationary

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

V) Unfinished Business:

Update: WELCA entrance sign at W. Jewell and S. Quail St. Andy reports that a company that does masonry work and sign repair has contacted him. This company made a bid for the job that was quite high. Most of the high cost of sign replacement is due to high labor costs for the brick work. It is possible that the size of the sign could be made smaller to economize. There is car insurance claim that should help with the expense of a new sign. More information will be shared as a plan for sign replacement is finalized.

VI New Business:

VII.) Covenant Violations:

- 1242 S. Pierson Ct.: Overgrown landscaping, trees. Jim has tried to contact owner but gets no answer. Discussed asking JCSD to do a wellness check on homeowner, as he is sometimes not seen for days and appears elderly.
- 10918 W. Arizona Ave.: Numerous cars parked around the house, motorcycles, and a large trailer in need of repair. The trailer has been moved as of this Board meeting. Letters were sent to this address in November and December 2020. It is unknown if the owner, who lives elsewhere, ever received the letters. Jeffco Zoning will review this still open case and decide whether the case will go to the County Attorney's office
- **Filing 6** addresses that have Covenant violations and the homeowners have received letters from WELCA include:
 - 1462 S. Owens Street-Trailer parked in driveway. Need more pictures.
 - 1322 S. Owens Street-Old Ford Truck parked in driveway, and a trailer is parked beside garage. Email from homeowner, who asks if additional rock was added to side of driveway, would it be in compliance with Covenants? Need more pictures.
 - 1322 S. Pierson Ct.: Trailer parked beside garage. Need more pictures.
 - **Filing 7** homes with Covenant complaints have had letters sent . Need to check on status and send second letter if necessary:
 - 1142 S. Owens St.: Trailer parked in driveway. Need more pictures.
 - 11088 W. Arizona Ave.: Trailer parked beside garage. Need more pictures.
 - 10985 W. Texas Ave.: Camp trailer parked beside garage. Need more pictures.
 - Andy will write letter to owner of 10918 W. Arizona Ave, regarding her responsibilities re: compliance with Covenants.

Meeting adjourned at 7:54 pm