

WELCA MINUTES: May 2, 2023

West Lochwood Board Meeting

Christian Fellowship Church

I) Call to Order:

Meeting called to order at 7:01 pm.

In Attendance: Andy Yarnell, Mike Goddard, Jim Foster, Lucidel Smoczyk, Dan Demello, Jean McReynolds, Steve McReynolds and Mike Iacino.

Guests: Earl Wilson

II) Review of April 4th Meeting Minutes: A motion made by Andy Yarnell, and second motion by Dan Demello. The minutes were approved without changes with a unanimous vote.

III) Treasurer's Report: WELCA Treasurer's report, dated May 2, 2023 as prepared by Jim Foster.

- **Checking Balance: \$2,563.11**
- **Savings Balance: \$16,609.36** A total of \$1.95 interest paid in 2023
- **Total Funds Available as of May 2, 2023 \$ 19,172.47**

Includes 239 paid members in 2023 Total Dues=\$7,210.00 (56 paid by Venmo)

Beginning Balance: **1/1/2022:** \$15,337

- **Total April 2023 Expenses: \$ 1,627.05**
 - \$1,549.05 American Family Insurance D&O Insurance
 - \$66.00 Altitude Law Legal fees
 - \$12.00 Return Check Bank Charge
- **A motion was made by Jim Foster to approve the Treasurer's Report for May 2, 2023. The motion was seconded by Andy Yarnell. The Treasurer's Report was approved without any changes with a unanimous vote by the Board.**

V) Unfinished Business:

- **Lochwood Community Outreach –on Spring Clean-up Day Saturday June 3rd**
 - Flyers will be on hand to distribute to promote WELCA.

- Specific event sign-up sheets made available to enlist new volunteers for upcoming events. Such as Fall – clean-up.
- Refreshments table (Donuts, cookies, muffins, water)
 - Dan Demello to bring cooler, ice, and water,
 - Andy Yarnell to bring napkins
 - Jim Foster to bring tables, chairs, list of paid dues members
 - Lucidel Smoczyk to bring cookies.
- Jim Foster to ask Amy Skinner to help with the list of paid dues members.
- Ask participants to stick around and help unload the next car load or two.
- **2023 Community Garage Sale**
 - Coming up on May 18th – 20th
 - Signs will be posted around the Lochwood community (Dan or Earl)
 - Reminders/advertisement on Facebook and Nextdoor sites
- **WELCA Community Help Fund Update:**
 - Jean McReynolds took the time to develop a draft application form, and asked for WELCA Board to review draft form and suggest changes by next meeting.
 - Discussion about Community Help Fund talked how the WELCA Board develops fair criteria to approve applicants for the Help fund. How much an applicant could receive, and for how long a time period. Applicants would remain anonymous.
 - WELCA does not endorse any businesses or repair companies that may be contracted by the applicant.
 - It was decided that the criteria and selection process could be very involved, and convoluted.
 - A motion was made by Andy Yarnell and seconded by Mike Goddard to Table the Community Help Fund Indefinitely, and earmark the money allotted (\$1,000.00) back to the general fund to be used for WELCA beautification projects (repaint signs etc.) The motion was unanimously approved by the WELCA Board.

VI) New Business:

- **Covenant enforcement and procedures:** Several Board members attended a meeting with Altitude Law on April 26th at 6:00 pm with Attorney Angela Hopkins, to answer ques-

tions concerning WELCA and Covenant enforcement practices, and how to address complaints and procedures. Attendees were Andy Yarnell, Mike Goddard, Steve McReynolds, Mike Iacino, and Earl Wilson.

- **Recap Altitude Law meeting with Angela Hopkins:**
 - Enforcement Procedure philosophies were reviewed and discussed (Neighbor Complaint Philosophy, or Covenant Patrol Philosophy) and the pros and cons of both. Suggestions that a blend of both, or a patrol philosophy was deemed most even-handed method of finding and addressing covenant violations by Altitude Law
 - Lines of communication concerning violations are very important. Records of all communications with violating owners need to be kept in writing to show we are following the Enforcement Policies and meeting all requirements.
- **Update policies (Enforcement Policy and Fine Collection) due to changes in Colorado Common Interest Ownership Act (CCIOA) – State Laws have occurred over the last couple of years.**
 - **Written Policies need updating:** State Laws have once again changed, which requires WELCA to have Altitude Law draft up new Enforcement Policy (letter writing procedures) and Fine Collection Policy. This is needed for WELCA to closely parallel CCIOA. Andy Yarnell made a motion to have Altitude Law update both our Enforcement Policy and Fine Collection Policy. Jean McReynolds seconded the motion, and the Board voted unanimously to update the Enforcement Policy and Fine Collection Policy.
 - **Discuss reinstating patrols:** The consensus of the Board was to not start up a periodic patrol, but to continue handling complaints as received by the community to the WELCA Board.

VII) Covenant Violations:

- **Case 101** – Camper in driveway, trash cans in driveway, mess along the side of the house.
- **Case 102** – Pallets in driveway, trash cans left out.
- **Case 103** – Landscape issue – Weeds in front yard
- **Case 104** – Landscape issue – Tall weeds in front yard
- **Case 105** – Trash cans out
- **Case 106** – Roto-tiller left out on drive way, trash cans left out, junk cars in drive under torn tarp. Junk and clutter in front yard.

VIII) Adjourn:

Meeting was adjourned at 8:22 pm.