

WELCA MINUTES: July 9, 2024
West Lochwood Board Meeting
Christian Fellowship Church

I) Call to Order:

Meeting called to order at 7:05 pm.

In Attendance: Mike Goddard, Jim Foster, Lucidel Smoczyk, and Steven Mc Reynolds

Absent: Excused absences – Andy Yarnell,

Visitors: Earl Wilson, Tom Swartwood, Jeanne Swartwood, Steve Mitchell

Visitor Business:

- Steve Mitchell was an invited guest and neighbor of Mike Goddard. He had suggestions for the Board – See New Business
- Tom and Jeanne Swartwood came to discuss their RV and trailer covenant violation, and other similar violations in the neighborhood. – See New business

II) Review of June 4, 2024 Meeting Minutes: A motion was made by Stephen Mc Reynolds to approve the WELCA minutes from the June minutes. A second motion to approve the minutes with changes was made by Jim Foster. The minutes were approved as written with a unanimous vote.

III) Treasurer's Report: WELCA Treasurer's report, dated from the July 9, 2024 meeting was approved as prepared and presented by Jim Foster

The May 7, 2024 WELCA Treasury Report as follows:

- **Checking Balance: \$ 383.54**
- **Savings Balance: \$12,815.68 includes \$ 2.47 interest in 2024**
- **Total Funds Available as of July 9, 2024 = 13,199.22**

Includes 296 paid members in 2024 out of 669 total members (90 members paid by Venmo)

Total Dues Collected to date: = \$9,370.00

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

- **Expenses to date:**
 - **\$628.00 - June Maintenance**
 - **\$40.00 – cookie cost – Spring Clean-up**
 - **\$150.25 – Printing costs second Newsletter and Dues notice**

- \$2,250.00 - Spring Clean-up Roll-off trash bins
- \$160.00 – Drivers and Youth tips
- \$160.00 - Newsletter Mailing – postage
- \$549.17 – (700 postage stamps, address labels, clccip)

- \$2,341.94 = total expenses in June 2024

- **Treasurer’s Report Approved:** First motion was made to approve the Treasurer’s Report by Steve McReynolds, a second motion for approval made by Jim Foster. The Treasurer’s Report for May was approved as written with a unanimous vote.
- **Other:**
 - **Confusion over first and second dues notice:** Jim Foster reported some confusion on the second notice for WELCA annual dues letter, by members who had previously paid their WELCA annual dues. Jim Foster keeps excellent record on those members who have paid. It clearly stated in the dues letter, to disregard if members had previously paid. WELCA will have to revisit just sending out a second notice to member who have not paid, or change wording or bold type if the second dues notice is to go out to all homes with the Newsletter.
 - **Complaints sent to Treasurer:** Jim received a letter listing several Lochwood addresses concerning poorly kept yards. These will be given to our covenants group.

V) Unfinished Business:

- **Spring Clean-up Review:**
 - **Youth Volunteers:** A special thank you to Mike Goddard’s grandson Eric Nelson, and Masami Amor for volunteering to help with the WELCA Spring Clean-up. Also a thank you to Dan Demello and his son Garrett for volunteering too.
 - Jeanne Swartwood mentioned that WELCA should approach Green Mountain Students for help with the Spring or Fall Clean-ups, as students can receive school credits for volunteering.
 - **Roll – Off Dumpsters:** In order for WELCA to get a discounted rate on the 5280 Waste Removal Roll Off dumpsters, WELCA had to order a set number in a bundle deal. Initially

WELCA had 6 Roll Off Dumpsters reserved, and an understanding with 5280 Waste Management that WELCA would not be charged for the 6th dumpster a call was placed to stop the delivery if it was not needed/ delivered.

- Problem: This year's Spring Clean-up experienced a slowdown of Lochwood homeowners coming to dump around mid to late morning, so WELCA made the call to stop delivery on the 6th Roll Off dumpster.
- In the future – WELCA needs to publish the fact that there may be a limited number of Roll Off Dumpsters due to costs or a bundle deal.
- Tom Swartwood suggested to WELCA to look into a Company (Roller or Monster Crusher) that will compact what is in a dumpster, to be able to serve more customers.
- Metal Recycling: - Was very popular this year.
- **Parking Violation letters for RV's, Boats, Campers, and Trailers:**
 - A letter to **ALL** the people in violation of the parking restrictions for campers, trailers, Boats, RV's will be sent out to addresses found to be violating this covenant. Approximately 24 violations are being tracked.
 - 3 new violations – letters have been sent,
 - 3 violation have been resolved

VI) New Business:

- **Tom and Jeanne Swartwood:** Discussion bullets below were points that were discussed at the meeting:
 - They plan on pouring an additional driveway from the cul-de-sac into the back yard to park RV and trailer in a more secure setting.
 - Their concern are that the access for the new driveway off the cul-de-sac bump-out is often blocked by neighbor's cars. They would need access in the very early morning hours after driving home from a race event.
 - They have posts and landscape cloth screen to block view of RV in front currently
 - They feel that not all the violation for RVs, trailers, and boats have been reported. Or that all violations in all filings or being treated with equal fairness.
 - They feel that the WELCA Board needs to change its covenant violation detection procedures.
 - Currently WELCA Covenant procedures require WELCA Board members to verify if a complaint made by a neighbor is truly a covenant violation or not.

- They suggested regular covenant patrols for all filings. WELCA doesn't have the man power to start regular covenant patrols as was suggested, and are performed in many HOA's. It might be considered but on a limited basis (once or twice a quarter).
 - On a side note WELCA has talked to Altitude Law about our covenant violation detection procedure. Our current method is fine – as long as multiple Board members check and verify that a neighbor's complaint is truly constitutes a covenant violation.
 - They also suggested changing some of our Common Areas Maintenance procedures for weeding.
- **Steve Mitchell** a visitor suggested forming separate committees to do common area maintenance, weeding, or patrol for covenant violations.
 - WELCA could possibly offer community days – where Lochwood residents could participate in cleaning up certain areas, and weeding common areas. This is an idea WELCA needs to explore.
- **WELCA Dues Increase for 2025:** Discussion about why dues need to increase, and what how the money would be spent.
 - The cost of WELCA doing business keeps increasing. This includes printing Newsletters, P.O. Box, Director and Officer Board Insurance, Roll Off Dumpsters for Spring and Fall Clean-up, the Website. P.O. Box, and email renewal, etc.
 - An informal survey at this year's Spring Clean-up suggested that the majority of members asked would be willing to pay an increase of \$10.00 – bringing the dues from \$30.00 to \$40.00 per Lochwood household.
 - The money could go towards more published Newsletters to inform our community, or increasing the number of Roll Off dumpsters for the Spring and Fall events, as well as adding more community events such as the Santa Claus Visit, and Easter Egg Hunt.
 - Many HOA's have clubhouses, swimming pools, and offer up landscape care, trash and snow removal. Many HOA's also have management companies that run covenant control, landscape services, snow removal and other functions. Many HOA's therefore require ALL homeowners to pay dues of \$250.00 to \$500.00 a month for these services.
 - WELCA is a Civic Association that is defined as our dues are voluntary, but our covenants are mandatory. All Board members and officers are volunteers that live in our community. We don't have a management company to run our covenants. We don't have the amenities of an HOA like a clubhouse swimming pool, or other services as mentioned. But our dues are much more affordable too.

- **Door prizes for WELCA Meeting Visitors –**
 - Door prizes for the WELCA July 9th meeting were awarded to Tom and Jeanne Swartwood, and Steve Mitchell
 - Monthly Door Prizes or drawing will be awarded to visitors attending the monthly WELCA Board meetings. Prizes may include a gift card to King Soopers or Starbucks Coffee. See the Newsletter, WELCA website and Facebook page for details.

VII) Covenant Violations:

- **RV's, Trailers, Boats etc.** A letter to **ALL** the people in violation of the parking restrictions for campers, trailers, Boats, RV's will be sent out to addresses found to be violating this covenant. The flyer will explain the covenant, and how to become compliant. Remember that Covenants in Lochwood Filings (4, 6, 7, 8, 8A, and 9) are mandatory for all residents to follow.
- **PLEASE NOTE:** WELCA's position is to ask Lochwood home owners that get a violation letter to reach out and start a dialog with the WELCA Board. We want to work with home owners and get covenant violations resolved in a peaceable manner. Remember that these covenants are meant to keep our neighborhood looking nice, desirable places to live, and property values up.
- Violations listed below are from an open cases list. Please note this is not a complete listing. WELCA is collecting pictures and addresses of all the residents in of any and all covenant violations.
- **Case 101** – trailer in front yard, rubbish in side yard
- **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 - Resolved**
- **Case 106** – Lots of junk and clutter in front yard.
- **Case 107** – Trailer in driveway
- **Case 113** – Trailer and RV in Driveway
- **Case 114** - Trash Cans in Driveway, Furniture in Driveway, unkept yard – **Partial Resolved** (Furniture gone)

VIII) Adjourn:

Meeting was adjourned at 8:25 pm