

WELCA Board Meeting

July 12, 2022 7:00 p.m.

D) Call to Order

Meeting was called to order at 7:05 pm.

Those in attendance: Andy Yarnell, Jim Foster, Dan Demello, Michael Iacino, Doug Mangels, Lucidel Smoczyk, Stephen McReynolds, Jean McReynolds

II) Welcome Visitors/Visitors

No visitors in Attendance

III) Secretary's Report

A motion was made and passed to approve the Secretary's report.

IV – WELCA Treasurer's, report dated July 12, 2022 was prepared by Jim Foster and was presented to the Board:

Checking Balance: \$ 3,589.07

Savings Balance: \$ 11,842.97 includes \$.53 interest in 2022

Total Funds Available: \$ 15,432.04 as of July 12, 2022)

Includes 342 paid members in 2022 totaling \$10,439.00 (79 paid by VENMO)

Beginning balance, 1/1/2022 \$10514.96

Total June expenses: \$1,925.00

June Expenses:

Waste Solutions for Spring Clean-up \$1,625.00

Andy Yarnell for June Maintenance \$300.00

A motion was made and passed by the Board to approve the Treasurer's report dated July 12, 2022

V) Unfinished Business

Andy let the board know that the insurance check was issued but never received, therefore Geico will be reissuing a new check within the week.

VI) New Business

Andy was sent an advisement that that there will be a public hearing regarding the rezone the property next to the Green Mountain Swim Club. That address to be rezoned, is at 1031 S. Union Blvd. 80228. The meeting will be held on July 20th, at 7pm using an on-line format. Anyone interested in attending can do so by going to www.lakewoodspeaks.com.

Doug Mangels presented to the board a WELCA charity fund/program to be instated with a beginning balance of \$5000.00. After much discussion a motion was made and approved for a starting amount of \$1,000.00 to be re-evaluated in the future based on payment of dues. Andy took many questions from the board, and it was determined that a committee should be formed to pose questions on how to proceed and what parameters should be put into place for this to happen. Doug Mangels and Jean McReynolds will head this committee. They will report at the next meeting the first steps for this. As well, this fund going forward will start in January of 2023

A motion was made and passed with 6-2 approval and the motion was passed.

VII) Covenant Violations

- **1242 S. Pierson Ct.** – Elderly homeowner with overgrown landscaping - any news? **Owner is not answering our letters.**
- **10918 W. Arizona Ave.** – ongoing cars, trucks, trailers in and out of this property. No new complaints.
 - Operating a car repair business; should we open another case with Jeffco?
 - Letter to homeowner

This is an ongoing problem for the Board and additional steps to re-open the complaint and reaching out to zoning. It was observed that the website is no longer active. Another will be sent to the actual owners of the property outlining what has been going on.

- **Filing 4**
 - **1551 S. Queen St. - Yard debris and trailer parked on side of house, trash cans in driveway- 2nd letter sent 6/27/22**
 - Andy drove by on 7/12 and took pictures, even more junk on the driveway!
- **Filing 6**
 - 1482 S. Owens St. – trailer parked in driveway **3rd letter sent 6/27/22 – no response from homeowner – trailer still in driveway as of 7/12/22**
- **Filing 7**
 - 1142 S. Owens St. – **trailer parked in street when at the house, in compliance**
 - 11088 W. Arizona Ave. – Camp trailer parked beside garage – **owner moved the trailer into the garage, in compliance. Received an email from the owner**
 - 10985 W. Texas Ave. – Camp trailer parked beside garage – **3rd letter sent 6/27/22 – no response from homeowner**

VIII- Meeting adjourned at appx 7:45pm