

WELCA MINUTES

West Lochwood Christian Fellowship Church

August 2, 2022

I) Call to Order:

Meeting called to order at 7:01 pm.

II) Welcome Visitors/Visitor's Business:

No visitors attended tonight's meeting.

III) Secretary's Report:

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

IV) WELCA Treasurer's report, dated August 1, 2022 was prepared by Jim Foster. Jim had a conflict with another meeting and was unable to attend tonight's meeting. A copy of his Treasures Report was distributed to the Board tonight.

Checking Balance:	\$2,231.97	
Savings Balance:	\$22,843.36	(this includes \$.92 interest paid in 2022)e
Total Funds Available as of August 1, 2022		\$ 25,125.33

Includes 353 paid members in 2022 Total Dues=\$10, 799 (82 paid by Venmo)

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

Total July 2022 Expenses: \$240.

Andy Yarnell \$240.00 July Maintenance

\$9,782.00 was received from Geico as the settlement for the damaged entrance sign. These funds will be used to repair the sign. \$1,000 has been set aside to fund an assistance plan for WELCA members that need financial help to complete outside home maintenance projects to correct WELCA code violations. The procedures for this are being developed by the WELCA Board.

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

V) Unfinished Business:

Dan has contacted Hector at Bosco Company to work out the details of sign replacement. The scope of the replacement plan for the sign has been made smaller. Dan notes that there will probably be more work with the clean-up of the demolished sign than there will be with the construction of the new sign. The new sign could be finished as soon as the end of September.

VI New Business:

Doug Mangel and Jean McReynolds have agreed to head up the committee which will develop the procedures we will follow for the WELCA members assistance plan. Neither Doug nor Jean were able to join us tonight, but we look forward to hearing about the plan.

VII.) Covenant Violations:

- **1242 S. Pierson Ct.:** Overgrown landscaping, trees. It is very hard to get the homeowner to answer the door when a Board member stops by to talk with h. Any other updates on this address?
- **10918 W. Arizona Ave.:** Ongoing cars, trucks, trailers and motorcycles in and out of this property.
- Operating a car repair business; should we open another complaint with Jeffco? A neighbor of this address is very familiar with the complaint system at Zoning and states that many complaints need to be placed concerning this address to get Zoning Enforcement to go out; however, right now if there is one complaint in the system, it will not accept another. Calling Carrie Christiansen was discussed, or calling her Supervisor, to get attention paid to the problem. Andy notes 3 letters have already been sent to this address, and he needs help with all of the different directions that we need to approach this situation, illegal business, etc.
- Also, Board members note that a stolen, stripped car was found abandoned on S. Owens not far from this address. Another Board member notes that the person running this business no longer advertises on the internet, and business now shows a South Federal street address.

Filing 4:

- **1551 S. Queen Street:**-Yard debris and trailer parked on side of house. Andy reports that property is in better condition, but trailer still in driveway. Andy will send third letter.

Filing 6:

- **1462 South Owens Street:** Trailer is gone now.
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- **Filing 7:**
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- **10985 W. Texas Ave.:** Trailer parked beside garage now. Third letter has been sent. No response from homeowner. Andy agrees to send a more personalized letter. Need to search for solution w/ homeowner, start a dialogue. Covenant D-7 is being violated.

Meeting adjourned at 7:42