

WELCA MINUTES: August 6, 2024

West Lochwood Board Meeting

Christian Fellowship Church

I) Call to Order:

Meeting called to order at 7:05 pm.

In Attendance: Andy Yarnell, Mike Goddard, Jim Foster, and Steven Mc Reynolds

Absent: Lucidel Smoczyk

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

Visitor Business:

- Tom and Jeanne Swartwood came to discuss their RV and trailer covenant violation, and other similar violations in the neighborhood. – See Unfinished Business

II) Review of July 9, 2024 Meeting Minutes: A first motion was made by Jim Foster to approve the WELCA minutes from the June minutes. A second motion to approve the minutes with changes was made by Steve McReynolds. The minutes were approved as written with a unanimous vote.

III) August 6th Treasurer's Report: WELCA Treasurer's report, dated from the August 6, 2024 meeting was approved as prepared and presented by Jim Foster

The May 7, 2024 WELCA Treasury Report as follows:

- **Checking Balance:** **\$1,073.55**
- **Savings Balance:** **\$12,816.12 includes \$ 2.91 interest in 2024**
- **Total Funds Available as of August 6, 2024 = 13,889.67**

Includes 325 paid members in 2024 out of 669 total members (99 members paid by Venmo)

Total Dues Collected to date: = \$9,970.00

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

- **Expenses to in July : \$0.00**
- **Treasurer's Report Approved:** First motion was made to approve the Treasurer's Report by Steve McReynolds, a second motion for approval made by Mike Goddard. The Treasurer's Report for May was approved as written with a unanimous vote.

V) Unfinished Business:

- **Dues increase for 2025:** The WELCA Board has been debating the pros and cons of increasing Annual Dues for 2025 to \$40.00 or \$50.00 for the year.
 - The cost of WELCA doing business keeps increasing. This includes printing Newsletters, P.O. Box, Postage, Printing, Director and Officer Board Insurance, Roll Off Dumpsters for Spring and Fall Clean-up, Common Area Maintenance, Weeding, Signage (new Signs and refurbishing older signs) the Website. P.O. Box, and email renewal, etc.
 - 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.
 - 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.
 - An article will appear in the next WELCA Newsletter about the rising expense costs to raise awareness in the community that WELCA Annual Dues more than likely will increase for 2025.
 - Discussion was tabled.
- **Parking Violation letters for RV's, Boats, Campers, and Trailers:**
 - **Background:** A new letter to **ALL** the people in violation of the parking restrictions for campers, trailers, Boats, RV's was sent out end of July to addresses found to be violating this covenant by parking RV, Boats Trailers in their driveways (Not behind a privacy fence). It is also against Jefferson County Regulations to park trailers, boats, RV's etc. in the street for longer than 72 hours. Approximately 27 violations are being tracked.
 - Tom and Jeanne Swartwood voiced a degree of unfairness with the WELCA Board and with Andy Yarnell. Tom visited Andy's residence to talk to him about their violation and saw Andy's 5' x 8' utility trailer parked on the side of his house on concrete blocked by other cars parked around it. Tom voiced concern over the fact this violation was going unnoticed and unreported. Andy responded and stated he would correct this parking violation.
 - More discussion concerning many different types covenant violations continued.
 - The covenants were originally developed by Wood Brothers that built the Lochwood Subdivision and still pertain to Filings 6, 7, 8 and 8A; while Lochwood Residents in Filings 9 and 4 expressed a desire for covenants to be written in more

modern language with a stricter means of control for some issues such as landscape / yards and were written by Altitude Law reviewed by the WELCA Board, and voted on by the homeowners of Filing 9 and 4.

- FYI - The covenants cannot be changed or altered by the WELCA Board. Any changes must be voted on by every home owner in each filing. A majority of home owners must agree to the change, and then the change must be amended into the Jefferson County Clerk record. Every new home owner should have gotten a copy of the current covenants at the time of signing the legal paper work upon closing. All covenant voting is public record.
- The role of Jefferson County in some of the covenants (i.e. parking trailers, RVs, boats on the street) was also discussed
- How WELCA is trying to get a once a month check on covenant violations for each filing, as opposed to just relying on neighbor's complaints and verifying the complaint is a covenant violation or not.
- The WELCA Board desires to work with home owners and get covenant violations resolved in a peaceable manner. The WELCA Board is willing to give time extensions on violations, if progress and dialog continue between both parties. Remember that these covenants are meant to keep our neighborhood looking nice, desirable places to live, and property values up.
- Path forward on Covenant Violations: (Not discussed – tabled for next time)
 - Fining for Filing 4 and 9
 - What about Filings 6,7,8 and 8A

VI) New Business:

○ Fall Clean-up:

- The WELCA Board discussed shopping around to replace 5280 Waste Management that we have been using for years. WELCA was not happy with the Spring Clean-up performance.
- Treasurer Jim Foster reminded the WELCA Board that we have the same good deal for reserving up to 6 dumpsters as we had this spring. We just need to make sure the Lochwood residents know that those in charge of the event may have to stop the event early in the event we go through all reserved roll-offs, or if it gets really slow mid to late morning and not pay for 5280 Waste Management to bring and charge for additional Roll-offs.
- Plan on doing the same thing with Refreshments (water, cookies, tables etc.)

- Put a call out for volunteers, and firm up plans at the September 10th Board meeting.
- **Door prizes for WELCA Meeting Visitors –**
 - Door prizes for the WELCA August 6th meeting were awarded to Tom and Jeanne Swartwood.
 - 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.
- **Forming Committees to help WELCA –** with weeding, and Common Area Maintenance
 - Not discussed - Tabled for next meeting

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 as it is dated 6/30. WELCA is collecting pictures and addresses of all the residents in of any and all covenant violations.

NUMBER,	STREET	FILING,	VIOLATION,	PIC.	FIRST	SECOND	THIRD
101	W WISCONSIN AVE	6	CAMPER IN SIDE YARD	YES	6/30/24		
102	W. HAWAII AVE.	6	CAMPER IN DRIVEWAY	YES	4/30/24	6/24/24	
103	W. HAWAII AVE.	6	CAMPER IN DRIVEWAY	YES	4/30/24	6/23/24	6/26/24
104	W. FLORIDA PL.	6	TRUCK CAMPER IN DRIVEWAY	YES	4/30/24	6/24/24	6/30/24
105	W. ARKANSAS AVE.	6	CAMPER IN DRIVEWAY	YES	6/30/24		
106	S. QUEEN CT.	6	UTILITY TRAILER IN DRIVEWAYS	YES	4/30/24	6/23/24	6/26/24
107	S. OWENS ST.	6	UTILITY TRAILER IN DRIVEWAY	YES	4/30/24	RESOLVED THANK YOU SENT 6/30	
108	S. OWENS ST.	6	CAMPER IN DRIVEWAY	YES	4/30/24	6/23/24	6/30/24
109	W. ARIZONA AVE.	7	CAMPER IN DRIVEWAY	YES	4/30/24	6/23/24	6/30/24
110	S. QUAIL ST.	7	TRAILER ON SIDE OF HOUSE	YES	4/30/24	6/23/24	6/30/24
111	W. ARIZONA AVE.	7	CAMPER IN DRIVEWAY	YES	6/30/24		
112	S. ROBB WAY	8	UTILITY TRAILER / JUNKERS	YES	6/30/24		
113	S. ROUNTT WAY	8	CAMPER IN SIDEYARD	YES	4/30/24	6/5/24	6/30/24
114	S ROUNTT WAY	8	BOAT ON TRAILER FRONT YARD	YES	4/30/24	6/5/24	6/30/24
115	S. OWENS ST.	4	TRAILER AND RV IN DRIVEWAY	YES	4/30/24	6/23/24	6/30/24
116	S. OWENS ST.	4	CAMPER IN DRIVEWAY	YES	4/30/24	RESOLVED THANK YOU SENT 6/30	

117	S. OWENS ST.	4	CAMPER ON SIDE OF HOUSE	YES	4/30/24	6/23/24	6/30/24
118	S. PARFET CT.	4	BOAT IN DRIVEWAY	YES	4/30/24	6/3/24	6/30/24
119	W. HAWAII PL.	4	BOAT IN DRIVEWAY	YES	4/30/24	RESOLVED THANK YOU SENT 6/30	
120	S. QUEEN ST.	4	CAMPER IN DRIVEWAY	YES	4/30/24	6/23/24	6/23/24
121	S. SIMMS ST.	9	CAMPER IN SIDE YARD	YES	4/30/24	6/3/24	6/30/24
122	W. TEXAS AVE.	9	RV IN DRIVEWAY	YES	4/30/24	6/3/23	6/30/24
123	W. TEXAS AVE.	9	TRUCK CAMPER- DRIVEWAY	YES	4/30/24	DECEASED	
124	S. ROUTT WAY	9	UTILITY TRAILER IN DRIVEWAY	YES	4/30/24	6/23/24	6/30/24
125	W. LOUISIANA AVE.	9	CAMPER NEXT TO HOUSE	YES	4/30/24	6/25/24	6/30/24
126	W. ARIZONA AVE.	9	CAMPER IN DRIVEWAY	YES	4/30/24	6/23/24	6/30/24
127	W. TEXAS AVE.	9	JUNK CAR IN DRIVEWAY	YES	4/30/24	6/23/24	6/30/24

VIII) Adjourn:

Meeting was adjourned at 8:20 pm