

WELCA MINUTES: September 5, 2023

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, Dan Demello

Absent: Jean McReynolds, Steve Mc Reynolds, Lucidel Smoczyk, Mike Iocino,

Guests: Earl Wilson

II) Review of August 1st Meeting Minutes: A motion was made by Jim Foster to approve the August-minutes, and second motion by Andy Yarnell. The minutes were approved as written with a unanimous vote.

III) Treasurer's Report: WELCA Treasurer's report, dated September 5, 2023 as prepared by Jim Foster.

- **Checking Balance: \$750.56**
- **Savings Balance: \$15,361.99** A total of \$4.02 interest paid in 2023
- **Total Funds Available as of September 5, 2023 = \$15,361.99**

Includes 348 paid members in 2023 Total Dues=\$10,500 (99 paid by Venmo)

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

- **Expenses: for August expenses \$929.33**
 - 8/09/2023 Mailing 2nd Dues letter/Newsletter \$200.00
 - 9/04/2023 WELCA Website Annual Domain Renewal \$294.33
 - 9/04/2023 August Common Area Maintenance \$435.00
- **Treasurer's Report Approved:** A motion was made by Jim Foster to approve the Treasurer's Report. This motion was seconded by Andy Yarnell. The motion was approved without any changes with a unanimous vote by the Board.

V) Unfinished Business:

- **Altitude Law Email Follow-up:**
 - Altitude Law had some questions concerning the Amended, Restated Protective Covenants for both Filing No. 9 and Filing No. 4. Earl Wilson prepared a document that contained a background/history of the development of the Protective Covenants for both filings, and well as answers the the attorney's questions.
 - Earl presented a brief summary to the WELCA Board in August. Andy Yarnell (President) asked the Board to read the document to review and check if Attorney's questions were answered. Andy had some corrections to the document which have been made.
 - Follow-up with Altitude Law has been tabled for now.
- **2nd Dues Letter:**
 - A second Dues request letter and Newsletter was sent out by WELCA.
- **WELCA Website Renewal:**
 - WELCA website domain was renewed for another year. It is good until August 15, 2024.

VI) New Business:

- **Fall Clean-up Saturday September 16th.**
 - Two dumpsters scheduled before 7:00 am to be prepared for morning rush.
 - Opted to stay with 5280 Waste Management and see how the event goes this time.
 - Only 5 dumpsters total for the Fall Clean-up
 - Lochwood Residents can bring 2 car loads, after which additional fees (\$30.00) will be charged. This is due to a few construction contractors bringing in several pick-up loads during our Spring Clean-up.
 - Volunteers – Andy, Jim , Mike, Dan are confirmed. Will ask Jean, Lucidel and Steve, and Mike Iocino.
- **Santa Visit in December:**
 - Looking at getting a contract Santa or having Andy Yarnell or Jim Foster as Santa Claus.
 - Discussion on decorating a truck bed or trailer to have loud speaker with music, siren,
 - Volunteers to pass out candy canes
 - Inform WELCA residents on Website and Facebook too.

- **Christmas Light Contest :**
 - Same night as Santa Visit?
 - Need volunteers

VII) Covenant Violations:

Violations listed are from September listing, as Jean was absent to give us an update on any changes or additions and review open cases. On a positive note 3 cases have been resolved.

- **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 – **Violation Resolved**
- **Case 105** – Trash cans left out and machinery in yard
- **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.
- **Case 107** – Trailer in driveway
- **Case 108** – Trailer in Driveway
- **Case 109** – Old truck in driveway – **Violation Resolved**
- **Case 110** – Trailer in driveway is gone – **Violation Resolved**
- **Case 111** – Trailer beside the garage
- **Case 112** – Dead Tree (backyard) – **Home Owner advised**
- **Case 113** – Trash cans in Driveway
- **Case 114** - Trailer and RV in Driveway

VIII) Adjourn:

Meeting was adjourned at 8:30 pm.