

WELCA MINUTES
West Lochwood Christian Fellowship Church
September 13, 2022

I) Call to Order:

Meeting called to order at 7:04 pm.

II) Welcome Visitors/Visitor's Business:

Earl Wilson attended the meeting

III) Secretary's Report:

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

IV) WELCA Treasurer's report, dated August 1, 2022 was prepared by Jim Foster. Jim was unable to attend tonight's meeting due to illness. A copy of his Treasurer's Report was distributed by Andy to the Board tonight.

Checking Balance: \$1,831.08
Savings Balance: \$22,844.13 (this includes \$1.69 interest paid in 2022)
Total Funds Available as of September 13, 2022 \$ 26,675.20
Includes 356 paid members in 2022 Total Dues=\$10,899 (82 paid by Venmo)
Beginning Balance 1/1/2022 \$10,514.96

Total August 2022 Expenses: \$539.99

Andy Yarnell \$440.00 July Maintenance

Earl Wilson: \$89.99 For Annual fee for Register.com, for WELCA's email service.

Additionally: \$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 accept and approve Treasurer's report dated September 13, 2022.

V) Unfinished Business:

- Update: WELCA entrance sign at Jewell and Quail-Andy reports that Bosco will begin work on the sign next week. Agreed upon price for job: \$5,200. Need to pay 30% this Friday for Bosco to begin the work. (\$1,500)
- WELCA “help” fund committee update: This did not occur tonight, as both Doug and Jean were absent. We look forward to hearing their thoughts on this subject.

VI New Business:

- Fall Cleanup is this Saturday,, September 17, 7:00 am until noon. Some discussion about who will be volunteering for the event. Mike and his grandsons, Steve, Andy, Jim and Amy will work the fall cleanup.
- 5280 Waste Systems will be providing the dumpsters.

VII Covenant Violations:

- **10918 W. Arizona ASve.**: Ongoing cars, trucks, trailers in and out of this property. Consistently parking white pickup and trailers on the side yard along Owens Street. Less vehicles parked in general around this home. Side yard looks bad, not rocked fully, weeds. Covenant “D” 7 in violation, it states vehicles must be parked on paved or rocked surface.
- Jeffco Sheriff was called about this and they were not helpful.
- WELCA has been receiving weekly emails with pictures from a former WELCA board member.
- We have enough of evidence to proceed with legal action.

Some discussion regarding whether or not WELCA will receive any assistance from the Sheriff or local police regarding car repair being done in a neighborhood zoned residential. They will most like refer us to Jeffco. Zoning.

- **Filing 4:**
- **1551 S. Queen Street:**-Yard debris, and trailer parked on side of house. Trash cans in driveway. A 3d letter was sent 9-12-2022, no response. Trailer is still in drive.
- **Filing 7:**
- **10985 W. Texas Ave.**: Camp trailer parked beside garage now. Third letter has been sent. No response from homeowner.

In Addition: Mike brings up several homes with Covenant violations in Filing 4:

1820 S. Parfet Court: Yard is full of tall weeds. WELCA needs to receive a written complaint (either letter or email) from a community member before we can issue a letter regarding a covenant violation to the resident. So at this point, the Board cannot act on this.

1870 South Parfet Court: Trailer is back. Tires stacked up and there are branches stacked up on side of house. Hazard for drivers, impairs line-of-sight. The situation is the same as described above for 1820 South Parfet Court.

1851 South Parfet Court: Needs letter or an email. Mike agrees to handle. As described above for 1820 S. Parfet Court, we need a written letter of complaint before we can proceed.

VIII Adjourned:

Meeting was adjourned at 7:50 pm.