

WELCA MINUTES: October 3, 2023

West Lochwood Board Meeting

Christian Fellowship Church

I) Call to Order:

Meeting called to order at 7:02 pm.

In Attendance: Mike Goddard, Jim Foster, Lucidel Smoczyk, Mike Iocino

Absent: Andy Yarnell, Dan Demello, Jean McReynolds, and Steve Mc Reynolds

Guests: Earl Wilson

II) Review of September 5th Meeting Minutes: A motion was made by Jim Foster to approve the September minutes with a correction to be made that WELCA sent out a second Dues letter. A second motion by Lucidel Smoczyk. The minutes were approved as corrected with a unanimous vote.

III) Treasurer's Report: WELCA Treasurer's report, dated October 3, 2023 as prepared by Jim Foster.

- **Checking Balance: \$820.58**

- **Savings Balance: \$14,611.93**

- **Total Funds Available as of October 3, 2023 = \$15,632.49**

Includes 356 paid members in 2023 (101 members paid by Venmo)

Total Dues Collected=\$10,740

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

- **Expenses: for September expenses**

- No expense report was presented

- **Treasurer's Report Approved:** No motion was made to approve the Treasurer's Report. As the report was given verbally and the expense report for September was not presented.

V) Unfinished Business:

○ Fall Clean-up Review:

- The Fall Clean-up event went well
- 5280 Waste Management charged WELCA a higher rate per dumpster – but WELCA will call and try to get the rate adjusted.
- Thank you to Andy Yarnell, Jim Foster, Mike Godard, Lucidel Smoczyk, Dan Demello, Steve McReynolds, and Jean McReynolds for organizing and helping in the Fall Clean-up effort. Also a special thanks to Garret and Eric – Mike Goddard’s grandson’s for helping out with the Spring Clean-up.

○ 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.

○ Santa Visit in December:

- Santa Claus will be Andy Yarnell
- Truck or trailer – WELCA will use Dan Demello’s trailer to be decorated to haul Santa around.
- Volunteers will be needed to pass out candy
- Inform Residents through facebook and WELCA Website and possibly a Newsletter
- Christmas Lighting Contest
 - Same Night as Santa Visit?
 - Volunteers needed

VI) New Business:

- **Annual “Year in Review” Board meeting – November 7th**
 - Neighborhood signs need to be posted to try and draw in members from our community to attend the Annual Meeting.

VII) Covenant Violations:

Violations listed are from October listing, as Jean was absent to give us an update on any changes or additions and review open cases. Pictures for documentation have been taken on all violations. 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/ camper 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 8:00 pm.