

WELCA MINUTES:
West Lochwood Christian Fellowship Church
October 4, 2022

I) Call to Order:

Meeting called to order at 7:00 pm.

II) Welcome Visitors/Visitor's Business:

Earl Wilson attended our WELCA meeting this evening.

III) Secretary's Report:

Approval of Minutes: A motion was made and passed to accept and approve the minutes from the September 13, 2022 Board Meeting.

IV) WELCA Treasurer's report, dated October 4, 2022 was prepared by Jim Foster.

Checking Balance: \$1,893.19
Savings Balance: \$15,605.09 (this includes \$2.65 interest paid in 2022)
Total Funds Available as of October 4, 2022 \$ 17,498.28

Includes 362 paid members in 2022 Total Dues=\$11,079 (83 paid by Venmo)

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

Total September 2022 Expenses: \$7,377.89

Fall Clean-up Expenses:

- Jim Foster, expenses related to Fall Cleanup: \$177.89 included \$60.00 for tips for teen helpers, \$100.00 tip for driver, and \$17.89 donuts for workers
- **5280 Trash \$1,400.00 Fall Cleanup**

Jim notes that 53.4% of WELCA homeowners have paid their dues in 2022.

Bosco Sign \$1,560.00 for sign repairs

Bosco Sign: \$4,240.00 Sign repair, brick work

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 October 4, 2022.

New Business: The Annual Meeting is Tuesday, November 1, 2022.

- All community members are invited to attend the annual WELCA meeting on November 1st meeting. We will be nominating Board Members at this the meeting, as well as talking about successes and challenges faced both in 2022 and in the future.

VI) Unfinished Business:

- Update: WELCA entrance sign at Jewell and Quail-Andy/Dan: Bosco has finished the masonry sign base. Jim Kopp to working on Lochwood script sign, which includes our website address.
- Fall cleanup review and summary. Turn-out by residents was decreased slightly at the event. A total of 4 roll-off dumpsters were filled at the fall cleanup.
- WELCA help fund committee update: Jean and Doug. Jean has made several attempts to contact Doug about the work of the committee, but has received no response. If she needs to, Jean will begin this work by herself.

VII Covenant Violations:

Filing 7:

- **10918 W. Arizona Ave.:** Pop-up camper and wrecked white Dodge Ram truck still parked in front side yard. No other new complaints. Number of parked cars in drive or parked cars in front of house varies day to day.

Filing 4:

- **1551 S. Queen Street:** Yard Debris and trailer parker on side of house, trash cans in driveway. Lucidell agrees to drive by and document situation with picture
- **10985 W. Texas Ave.:** No change.
- **1242 South Pierson Court:** Home in same condition. Man who lives there will not answer the door when a Board member stops by to speak with him.

Mike brings up several homes with Covenant violations: These addresses are 1820 and 1851 South Parfet Court. First letters already been sent by Andy regarding these violations.

Jim Foster brought up that the WELCA community sign at W Florida and S. Union was taken down due to road construction work was being done where the sign had been. We agree that the sign needs to be put back up, but are unsure of best location for it. Jim asks that all of the Board Members look this area over and offer an opinion on the best placement for the sign at our next meeting.

VIII Adjourned:

- Meeting was adjourned at 7:27 pm.