

WELCA MINUTES:

West Lochwood Annual Board Meeting at Christian Fellowship Church

November 1, 2022

I) Call to Order:

Meeting called to order at 7:00 pm.

II) Review of October, 2022 Meeting Minutes: The October 2022 meeting minutes were accepted as written.

III) Treasure's Report: Jim Foster.

- Savings Balance: \$15,605.09 Jim states the interest paid for 2022 was not put in this month's report.
- **WELCA Treasurer's report, dated November 1, 2022 as prepared by Jim Foster.**

Checking Balance: \$1,793.19

Savings Balance: \$15,605.09 Jim notes that the amount of interest paid for 2022 was not noted in this report.

Total Funds Available as of November 1, 2022 \$ 17,398.28

Includes 362 paid members in 2022

Total Dues collected = \$11,079 (83 paid by Venmo)

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

Total October 2022 Expenses: \$0.00

Jim notes that 54.% of WELCA homeowners have paid their dues in 2022.

\$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.

\$5,800. Has been spent to repair the damaged sign. \$2,982. Remaining.

\$1,836 will be paid to Jim Kopp for new wood sign. = \$1,146 remaining.

- **A motion was made and passed by the Board to accept and approve Treasurer's report dated November 1, 2022**

IV) Unfinished Business:

- Update: WELCA entrance sign at Jewell and Quail-Andy/Dan: Jim Kopp provided updated estimate for wood sign. See Treasurer's Report dated 11-1-2022 in these minutes for details.
- WELCA help fund committee update: Jean and Doug. Both Jean and Doug were unable to attend tonight's meeting, so no update available.

V) New Business:

- Summary of Annual Report: Andy Yarnell. WELCA is in slightly better financial condition now, compared to one year ago.
- Some discussion on WELCA 2023: Ideas, goals, officers. Amy is unable to continue as Secretary. Andy has a neighbor who might be interested in joining the WELCA Board.
- Dan, Jim and Andy have looked at our options for where to place our sign at the W. Florida and South Union location. Best available spot is on the S.E. corner of the intersection.

VI) Covenant Violations:

- **10918 W. Arizona Ave:** Pop-up camper and wrecked white Dodge Ram truck still parked on the side yard, along Owens Street.
- Bob McAllister has sent in another pictures of the violation.
- Andy has sent another letter to the homeowner a letter, asking that the violation be corrected.
- **Filing 4**
- **1551 S. Queen Street:** Yard Debris and trailer parker on side of house, trash cans in driveway.
- Send a "final" letter, then pursue action?

1820 South Parfet and 1851 South Parfet Court: Both residences have landscaping Covenant violations. 1820 has made no effort to comply with needed corrections, while 1851 S. Parfet Ct. has tried to use discarded newspaper for weed abatement. These two addresses may end up being test cases for enforcement of our WELCA covenants.

- **Filing 7:**
- **10985 West Texas Ave.:** Camp trailer parked along garage- **no change.** Send a final letter, then pursue action?

- The Board also discussed how we use our resources for covenant enforcement. Zoning is sometimes helpful, and sometimes not.

We also discussed past activities for 2022, which included Spring and Fall neighborhood Clean-ups and our Holiday Home lighting contest.

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VII) Adjourned:

Meeting was adjourned at 7:30 pm.