

WELCA MINUTES:
November 04,2019 Meeting
Lochwood Christian Fellowship Church

I) Call to Order:

Call to order at 7:08 pm. A quorum was present with the following board members in attendance:

Earl Wilson, Jim Foster, Mike Goddard, and Bill Stout

Absent: Bill Volz, Gary Frey, Amy Skinner, Julia Brunner

II) Welcome Visitors:

Lucidell Smoczyk

David Smoczyk

Chris Mangels

Douglas Mangels

Dan DeMello

Delia Ramirez

Lance Vogt

Steve Mitchell

III) Secretary' Report:

- Approval of Minutes:
 - **Action:** A motion was made and passed to accept and approve the minutes from the October meeting.

IV) Treasurer's Report:

- WELCA Checking Account = \$389.33
- WELCA Savings Account = \$9,088.98 (\$0.39 interest earned)
- Total Funds Available = \$9,667.92 as of 11/4/2019
- Dues Collection to date: 371 homes out of 669 total homes have paid \$11,278.00 dues for 2019
- Business Invoices: Total Expenses \$220.00
 - \$220.00 – Andy Yarnell for Sign Repairs
- **Approval of Treasurer's Report:**
 - **Action:** A motion was made and passed to accept and approve the treasurer's report for this (November) meeting.

V) Election of Board Members (not officers)

- Lance Vogt, Douglas Mangels, Lucidell Smoczyk and Dan Demello volunteered to be on the WELCA board for 2020. Welcome!

VI) Covenants & Violations:

- Filing 9 - 11455 West Texas Avenue: Mattress against garage and clutter in yard.
 - **Action:** The first letter was sent, but was delivered to the wrong address by the Post Office. Another letter will be sent. The mattress has been moved, but clutter in driveway and yard remain.
- Filing 4 - 1660 S. Parfet Court. The Commercial Trucks and Trailers stored on property.
 - **Action:** Earl is working with Jefferson County Sheriff and Zoning. WELCA will need to send letter in December.
- Filing 4 - 1820 South Parfet Ct. – Camping Trailer parked in driveway.
 - **Action:** Mike talked with owner. Trailer has been moved and is no longer an issue.
- Filing 4 - 1870 South Parfet Ct. – Trailer parked in street – third time this year.
 - **Action:** Reported to Jefferson County Sheriff – trailer has been moved and is no longer an issue.
- Filing 4 - 10923 W Mexico Drive: Trailers in driveway
 - **Action:** First Letter Sent - WELCA working with homeowner. Homeowner said that the trailer has been sold and that he is still moving forward with plans to get Jefferson County building permit and install a parking area on the east side of the home behind fence.
- Filing 6 - 1508 South Queen St: Branches in yard, weeds, unlicensed vehicle in driveway
 - **Action:** Has been reported to Jefferson County.
- Filing 6 – 1503 South Queen Street: – trailer in street
 - **Action:** Gene has been taking pictures- it has now been 26 days parked in the street and will be reported to Jefferson County after 28 days (Jefferson County time limit for trailers on the street).
- Filing 4 - 1587 South Pierson St.: - email complaint about hauling trailer is being stored in driveway.
 - **Action:** New complaint. WELCA will review.

VII) Old Business:

2019 WELCA Board Achievements –

- D&O Insurance (CCIOA compliant)
- Filing 4 –Approved the Amend, Restated Protective Covenants
- Collection of Fines and Special Assessment Document (CCIOA compliant)
- Annual Community Events

- Garage Sale
- Spring & Fall Clean-up
- Christmas Lighting Contest
- Working with Jefferson County to clean out the drainage ditch to protect homes along West Florida Place. (completed in August)
- Communicating with the City of Lakewood regarding a planned Traffic Light at Florida & Union regarding relocation our sign.

VIII) New Business:

- **Summary of Annual Report** provided by Earl – will post the Annual Report on the WELCA website (www.welca-hoa.com)
- **Change WELCA Board Meetings** back to the first Tuesday of each month.
 - Action: A motion was made and passed (with one opposing vote) to change the meeting night to the First Tuesday of each month starting January 7th, 2020.
- **Round Table Discussion**
 - Future Direction for WELCA and the Board of Directors and Officers?
 - Can we continue to field a Board and officers with lack of community interest?
 - How do we generate community interest in serving on the WELCA Board?
 - How can we serve our community with a decreasing WELCA Board and Officers.
- Communication – How do we reach our community?
 - Delia suggested that WELCA look into allowing for payment of dues “on line”. WELCA voiced a concern about keeping online payments accounts secure.
 - Suggested that we set up a spread sheet of phone numbers to send reminder texts instead of emails possibly using the “Remind” application.
- Plaques for entrance signs with website information (www.welca-hoa.com)
 - Plaques are to inform homeowners of the WELCA website, where current events and information are posted.
 - Dan and Lucidell commented on the need for monthly meeting signs like the yellow ones for the annual meeting put out before each meeting. Also want signs saying “Take pride in your neighborhood.”
- No interest in “hand delivered” Newsletter?
 - Earl and Bill want to pursue providing this service on a limited basis.
 - Possible post card with dues letter requesting email addresses for emailed newsletter.
- Waste Collection
 - Consensus that a common waste collection system is beyond WELCA’s ability as a volunteer organization, due to multiple reasons (i.e. bidding, securing, and monitoring a contract, 100% community “buy in”, collection of fees, etc.)
- Do we want additional Community Outreach events in Lochwood?
 - No answers were given by meeting attendees.
- Status of New Covenants Development
 - No additional Filing 8-8A members showing interest with Delia stating her opposition to the idea.
- What additional maintenance is needed in Lochwood?
 - David suggested that WELCA work toward making Aggie Ditch clean up the abandoned portion of the ditch in filings 6 & 7.
- Welcoming Committee
 - Dan DeMello volunteered to work on this. Delia said that she would help us get a list of new homeowners from MLS data to find who to contact.

- Other
 - Lance noted that the “Next Door” email had falsely written an accusation pretending to be from the “WELCA Board” about a covenant violation. It was suggested that we put an article about this in our next newsletter.
 - Any Covenant violation deemed valid by the WELCA Board will be mailed via the U.S. Postal Service

IX) Correspondence / email / phone calls:

- Carey Christenson – Jefferson County
- Jefferson County Sheriff Liaison – Officer Brad Herman

X) Newsletter:

- Note about “ Next Door Newsletter” does not represent WELCA - from above discussion under “Other”

XI) Adjourn:

- Meeting adjourned at 8:50 p.m.