

WELCA MINUTES:

October 07, 2019 Meeting

Lochwood Christian Fellowship Church

I) Call to Order:

Call to order at 7:05 pm. A quorum was present with the following board members in attendance:

Earl Wilson, Jim Foster, Mike Goddard, Gary Frey, Amy Skinner, Julia Brunner and Bill Stout

Absent: Bill Volz

II) Welcome Visitors:

Lucidell Smoczyk

Chris Mangels

Douglas Mangels

III) Secretary' Report:

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

IV) Treasurer's Report:

- WELCA Checking Account = \$579.33
- WELCA Savings Account = \$9,088.59 (\$0.82 interest earned)
- Total Funds Available = \$9,667.62 as of 10/7/2019
- Dues Collection to date: 370 homes out of 669 total homes have paid \$11,248.00 dues for 2019
- Business Invoices: Total Expenses \$1,738.00
 - \$150.00 – Altitude Law - Legal fees
 - \$1,160.00 Fall WELCA Cleanup - 5280 Waste Solutions -
 - \$428.00 – Andy Yarnell September WELCA Maintenance
- Motion was made to approve reimbursement for money spent on Fall Clean-up by Jim Foster for \$60.00 for tip to Waste Solutions Driver and \$30.00 for coffee and donuts for volunteers
 - Action: Motion passed
- **Approval of Treasurer's Report:**
 - **Action:** A motion passed to accept and approve the treasurer's report for this (October) meeting with correction noted.

VI) Covenants & Violations:

- Filing 6 - 1362 South Pierson Ct Trailer in front driveway.
 - **Action:** Renter sold the trailer – no longer a covenant violation.
- Filing 4 - 10923 W Mexico Drive; Trailers in driveway
 - **Action:** Update from Chris Mengels, the property owner, showed sketches by his concrete contractor showing the planned work. He will be submitting to Jefferson County for a Permit in the next 20 Days.
 - The board has tabled any additional action pending monthly documentation showing progress toward meeting the covenants.

- Filing 4 - 1660 S. Parfet Court. The Commercial Trucks and Trailers are back
 - **Action:** Earl will turn into Jefferson County Zoning and/or Sheriff and will try to contact them. The complaining homeowner does not want to file a complaint for fear of retaliation by violating owner.
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- Filing 6 - 11445 W Florida Place: Weeds and Sumac growing in side yard
 - **Action:** Weeds have been mowed. No longer a violation.
- Filing 6 - 11455 W Florida Place: Front yard is full of clutter, mattress leaning up against the garage door for several months.
 - **Action:** Jefferson County does not want to help even though there have been many complaints including a letter from Lucidell. WELCA Letter is pending.
- Filing 6 - 1503 South Queen St. – Trailer parked in driveway.
 - **Action:** WELCA sent first letter to owner, which was returned. However, the trailer meets the minimum movement criteria.
- Filing 6 – 1508 South Queen St. – Branches, and weeds in yard. A car with expired plates in driveway.
 - **Action:** Reported to Jefferson County Zoning
- Filing 4 - 1820 South Parfet Ct. – Trailer parked in driveway.
 - **Action:** Mike will talk to them.

VII) Old Business:

- Collection of Fines Document – (specifically Filing 4 & 9) the approved Collection of Fines Document was emailed to Altitude Law in September. Altitude Law confirmed receipt on October 3, 2019. A copy will be posted on WELCA website shortly.
- Fall Clean-up wrap up discussion
 - Thank you to our volunteers Jim Foster, Earl Wilson, Dan DeMello, Jon Wehri, Dale Benson, Mike Goddard, Gene Younger, Andy Yarnell and the many homeowners that helped us unload.
 - A motion passed to send a Thank You card to Steve and Heidi McAlpine for their volunteer work on cleaning up the traffic circle at South Quail & Oregon Drive.

VIII) New Business:

- Annual Meeting next month
 - We are short on signs to put out at entrances. A motion passed to spend approximately \$150.00 for 10 signs with our web address on them.
 - Election of board members – Earl will send out an email invite with agenda.

IX) Correspondence / email / phone calls:

- Jefferson County Zoning – Carey Christenson

X) Newsletter:

- Recommended adding a short blurb about snow shoveling requirements.
- Recommended adding information about Christmas Lighting Contest.
- Covenant enforcement article
- Covenant explanation of rules for trailers, boats, RV's etc. parked in driveways and on the street.

XI) Adjourn:

- Meeting adjourned at 8:30 p.m.