

**WELCA MINUTES:**  
**September 09, 2019 Meeting**  
**Lochwood Christian Fellowship Church**

**I) Call to Order:**

Call to order at 7:04 pm. A quorum was present with the following board members in attendance:

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

Absent: Gary Fray and Bill Volz,

**II) Welcome Visitors / Visitor Business:**

Lance Vogt

Chris Mangels

Doug Mangels

**Visitor Business** -Visitors requested the WELCA Board provide a copy of the following to them for review:

- Governing Documents (Bylaws and Articles of Incorporation)
- Original Wood brothers Filing 4 protective covenants
- The new covenants for Filing 4 (Amended, Restated Protective Covenants – Lochwood Filing No. 4)
- A copy of all the voting ballots from the Filing 4 election to pass and approve the new covenants for filing 4.

**III) Secretary' Report:**

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

**IV) Treasurer's Report:**

- WELCA Checking Account = \$1,522.33
- WELCA Savings Account = \$10,087.77 (\$1.00 interest earned)
- Total Funds Available = \$11,610.10 as of 9/5/2019
- Dues Collection to date: 362 homes out of 669 total homes have paid \$11,003.00 dues for 2019
- Business Invoices: Total Expenses \$750.00
  - \$450.00 – Altitude Law - Legal fees
  - \$300.00 – Andy Yarnell August WELCA Maintenance
- **Approval of Treasurer's Report:**
  - **Action:** A motion was made and passed to accept and approve the treasurer's report for this (September) meeting with correction noted.

**VI) Covenants & Violations:**

- **Filing 6 - 1362 South Pierson Court: Trailer in front driveway.**
  - **Action:** First letter sent 8/7/2019. Covenant issue is resolved. The trailer has been sold, and removed from the property.

- **Filing 4 - 10923 W Mexico Drive: Trailers in driveway**
  - **Action:** Chris Mengels, the property owner attended this meeting explaining that he would like an extension of time to build up the side of the property to allow him to put the trailer in the back yard. He is in the process of obtaining a building permit to build a retaining wall to allow this process to happen.
  - The board tabled any additional action for 6 months pending monthly documentation showing progress toward meeting the covenants.
  
- **Filing 4 - 1660 S. Parfet Court: Commercial Trucks and Trailers on property**
  - **Action:** Earl reported the latest violation to Jefferson County Zoning. WELCA needs a complaint in writing to start a new Filing Number 4 covenant violation letter. Jefferson County does not have a repeat offender penalty, and this is the third time this year the Commercial Vehicles are stored on the property
  
- **Filing 6 - 11445 W Florida Place: Weeds and Sumac growing in side yard.**
  - Action: Issue resolved at the time of this meeting. The Homeowner/Renter mowed the Sumac saplings and weeds.
  
- **Filing 6 - 1503 South Queen Street: Trailer parked in driveway.**
  - **Action:** The renter moves the trailer from the driveway every other week for 7 days, and meets the covenant requirement. No violation at this time.
  
- **Filing 6 - 1508 South Queen St. Weeds and branches growing into roof, junk in front yard.**
  - **Action:** WELCA has reported this to Jefferson County Zoning.
  
- **Filing 4 - 1820 South Parfet Ct. Trailer parked in driveway.**
  - **Action:** Mike / Earl will talk to them, concerning the covenant violation.

**VII) Old Business:**

- **Collection of Fines Document** – The Board reviewed the revisions made to the document as requested with Altitude Law for Filing No. 4 & 9
  - Motion was made and passed to adopt the revised Collection of Fines Document. Results will be posted on our website

**VIII) New Business:**

- Fall Clean-up discussion (September 21, 2019)
  - Preparation – Jim has arranged for 5280 Waste Solutions to deliver dumpsters starting at 7 AM. Last dumpster will be ordered at 10:30 to be picked up when full or at noon which ever comes first.
  - Volunteers Earl, Dan, Gene & Mike more still needed
  - Signs will be put out at entrances.
  
- Round-about clean-up
  - Jim is going to meet with Steve and Heidi McAlpine who have volunteered to clean up the bushes. The branches and trash to be disposed of in fall clean-up dumpsters.

**IX) Correspondence / email / phone calls:**

- None

**X) Newsletter:**

- A suggestion was made to add the Fall Clean-up information article to the Newsletter prior to distribution.

**XI) Adjourn:**

- Meeting adjourned at 8:20 p.m.