

**WELCA MINUTES:**  
**February 04, 2020 Meeting**  
**Lochwood Christian Fellowship Church**

**I) Call to Order:**

Call to order at 7:07 pm. A quorum was present with the following board members in attendance.

Present included Earl Wilson, Amy Skinner, Bill Stout, Mike Goddard. Jim Foster, Lance Vogt, Dan DeMello and Gene Younger

Absent included: Gary Frey, Doug Mangles, Julia Brunner, Lucidell Smoczyk and Bill Volz

**II) Welcome Visitors:** No visitors

- No visitor Business

**III) Secretary' Report:**

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

**IV) Treasurer's Report:**

- WELCA Checking Account = \$ 565.96
- WELCA Savings Account = \$7,290.12 includes \$0.36 interest
- Dues Collection to date: 2 homes out of 669 total homes have paid dues for 2020
- Business Invoices:
  - Check #s 2243-2248 for \$180.00 – WELCA Holiday Lights winners
  - Check # 2249 for \$257.96 – Office Max Envelopes printed for Dues
  - Check # 2281 \$216.27 – Office Max Letters printed for dues
  - Check # 2282 \$550.00 - Postmaster for Stamps for dues for first and second mailings
- **Approval of Treasurer's Report:**
  - **Action:** A motion passed to approve the Treasurer's Report.
- Discussion on the question about 10921 Oregon Place having its WELCA dues waived forever for having the sign on their easement. This house has been sold and the previous dues waiver does not apply to the new owner.

**V) New Business:**

- Dues Letters will go out approximately February 18th
- Discussed adding a plaque to entrance signs with website information.
  - Action - Investigate size of plaque, placement and cost.

- Earl also received a call from a realtor who did not think we were still in business showing the need to keep community informed.
- Communication -
  - Discussion on hand delivering newsletters in addition to the the websites.
  - Discussion on the need for a spreadsheet with email addresses.

**V) Old Business:**

**Covenant Issues:**

- (Filing 9) 11455 West Texas Avenue – Front yard and driveway full of clutter
  - Action: New letter to go out, this is the 3rd letter, all others have been returned unopened. Our attorney did not answer our question about this and suggested we follow our procedure.
- (Filing 6) 1503 South Queen Street – Trailer in parked in driveway
  - Action: Earl sent certified letters to PO Box and home addresses in December which were returned unopened. New letter to go out as above.
- (Filing 9) 1286 South Routt Way – Multiple trash cans on porch and in front of garage door
  - Action – Earl talked to Willie Rutz. Three trash cans have been removed from garage door, and needs the other trash cans on his porch for a project. Willie will be putting up a 32” high fence around his porch. He is also having the pavers moved from the driveway.
- (Filing 4) 1660 South Parfet Court – Commercial Trucks and trailers are back
  - Action: Letter to go out to ask to have the hauling trailers and Commercial truck put behind a fence. This owner is very confrontational. Earl spoke with Carrey with Jeffco Zoning about the owner moving the trucks before the county can ticket them. On a different note Jim said that the Lochwood News said a bobcat was spotted going over the fence around the back yard of this house.
- (Filing 7) 1152 South Owens Street – Boat and trailer parked beside garage
  - Action: Earl to send first letter out.
- (Filing 7) 10921 West Louisiana Ave – Large trailer parked on side of garage
  - Action: Earl to send first letter out

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

- Carey Christenson with Jefferson County Zoning
- Officer Brad Herman with Jefferson County Sheriff

**X) Newsletter:**

- Next Newsletter - February article suggestions include:
  - Welca Event Schedule
  - Explanation of Covenants for RV, Trailers, Boats etc.- Jefferson County Regulations on 28 days per year on street. Welca’s acceptance of above if behind a privacy fence in a side yard.

**XI) Adjourn:**

- Meeting adjourned at 8:10 p.m