

**WELCA MINUTES:
July 07, 2020 Meeting
Video Conference Meeting**

I) Call to Order:

Meeting called to order at 7:08 pm. A quorum was present with the following board members in attendance via a Zoom video conference meeting.

Present included Earl Wilson, Gary Frey, Amy Skinner, Bill Stout, Mike Goddard. Jim Foster, Lance Vogt, Doug Mangles and Dan DeMello

Excused Absence included: Lucidell Smoczyk and Bill Volz

II) Welcome Visitors: Torrey Purnell, Amanda Purnell and Sandy Kelly

III) Secretary' Report:

Approval of Minutes:

Action: A motion was made and passed to accept and approve the minutes from the June 2020 meeting.

IV) Treasurer's Report:

Checking Balance: \$ 1,999.91

Savings Balance: \$ 12,290.77 includes \$.10 interest (\$1.01 in 2020)

Total Funds Available: \$ 14,290.68 as of July 7, 2020)

Includes: 336 paid members in 2020 Total Dues Pd. in 2020 = \$ 10,338.00

Beginning Balance 1/1/2020 \$ 9,325.20

Total May expenses: \$406.

2297 7/06 Andy Yarnell \$406.00 June General Maintenance

Dues Summary as of May 5, 2020

Filing	Homes	# Paid	Amount pd.	% paid 2020	% pd. 2019	% 2018	% 2017
4	219	110	3465	50%	58%	63%	59%
6	161	68	2133	42%	49%	48%	53%
7	106	41	1230	39%	42%	44%	50%

8, 8A	100	72	2215.	60%	75%	76%	84%
9	84	44	1304	44%	55%	56%	64%
All	669	336	10,338.	44%	56%	58%	60%

2020: 336 dues paid = 50% : \$ 10,338.00

2019: 374 dues paid = 56 % : \$ 11,368.00

Approval of Treasurer’s Report:

Action: A motion passed to approve the Treasurer’s Report.

V) New Business:

Sign Discussion

1. Political Campaign / Election sign Guidelines for homeowners

- Jefferson County has sign limitations and sizes but not on content. Waiting on Jefferson County to reply back with their rules or guidelines.
- Colorado State Law Colorado Common Interest Ownership Act (CCIOA) permits homeowners to display campaign/elections signs that override any HOA or Civic Association (CA) rules against any display of election type signs.
 - CCIOA allows campaign signs to be displayed a minimum of 45 days before and 10 after an election. HOAs and Civic Associations can lengthen this time frame.
 - CCIOA permits the Association to regulate the size and number of signs and allows for one election/campaign sign per political office, or ballot issue.
 - State has 3ft. x 4ft. guidelines – but HOA or CA to modify sign dimensions or follow County Rules.

Motion: To modify WELCA uniform rules (guidelines not covenants) to allow for election/campaign political signs for a period 120 days before and 10 days after an election with signs that comply with County and State regulations.

- The Motion passed by a vote of: 8 -for and 1-opposed

2. Other Non – Election/Campaign Signs

- Waiting to hear back from our attorney and Jefferson County for County Rules before making any change, but the general consensus was:
 - One Sign allowed
 - No Business or Advertisement allowed
 - No Hate language

- No Profanity
- Professional Quality
- 4 square ft. maximum

Motion: Provide a letter approving a temporary “Black Lives Matter” sign, which complies with County rules to Amanda & Torrey Purnell.

- The motion passed unanimously

3. Other Business

- Fence 1282 South Routt Way
 - Resolution / Summary Issue has been solved

VI) Covenants & Violations: – ongoing violations, were discussed at the meeting.

- (Filing 9) 11455 West Texas Avenue – Front yard and driveway full of clutter
 - Action: Following up with Jefferson County after sending 3 letters asking for action.
- (Filing 4) 1660 South Parfet Court - Commercial Trucks and Trailers, Golf Carts etc. are gone - moving POD is still in the driveway.
 - Action - Earl will monitor
- (Filing 7) 1152 South Owens Street – Boat and trailer parked beside garage
 - Action: Lucidell sent 1st Letter out. Earl will meet with owner next week.
- (Filing 7) 10921 West Louisiana Ave – Large trailer parked on side of garage
 - Action: Owner did not understand the complaint entirely. The owner will work with Earl.
- (Filing 4) 1870 South Parfet Court – Junk in side yard facing South Owens St.
 - Action: Earl has sent out our 1st letter and a second letter is due to go out soon.

VII) Old Business:

Website Plaque on Lochwood Entrance Signs:

6” x ~ 40” Sign with www.WELCA-HOA.com sample to be available soon.

Dan is working on cost estimate.

VIII) Correspondence / email / phone calls:

- Carrey Christenson - Jefferson County Zoning

IX) Newsletter:

Next Newsletter - shooting for mid to late August publication - Article suggestions as room allows:

- Fall Clean-up need a “Go or No Go” by August Meeting
- The need for members on board
- Sign Guidelines
- Fencing Covenants
- Christmas Lighting
- Rat discussion how Jefferson County says it is an owner’s problem. Helps if things are kept clean etc.

X) Adjourn: Meeting adjourned at 9:23 p.m.