

**WELCA MINUTES:
December 01, 2020 Meeting
Video Conference Meeting**

I) Call to Order:

Meeting called to order at 7:06` pm.

A quorum was present with the following board members in attendance via a Zoom video conference meeting.

Present included Earl Wilson, Mike Goddard, Jim Foster, Amy Skinner, Bill Stout, Lucidell Smoczyk, Jeann McReynolds, Steve McReynolds, Andy Yarnell and Dan DeMello

Excused Absence included: Gary Frey, Doug Mangles, Lance Vogt and Bill Volz

II) Welcome Visitors: Tyler Pittenger

III) Secretary' Report:

Approval of Minutes:

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

IV) Treasurer's Report:

Checking Balance: \$ 102.36

Savings Balance: \$ 10,341.26 includes \$.09 interest (\$1.50 in 2020)

Total Funds Available: \$ 10,443.62 as of December 1, 2020)

Includes: 355 paid members in 2020_ Total Dues Pd. in 2020 = \$ 10,908.00

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

Total November expenses: \$ 33.60

check 2311 11/10 Earl Wilson 33.60 Printing WELCA Annual Report

Dues Summary as of December 1, 2020

Filing	Homes	# Paid	Amount pd.	% paid 2020	% pd. 2019	% 2018	% 2017
4	219	122	3,785	56%	58%	63%	59%
6	161	70	2,164	43%	49%	48%	53%
7	106	43	1,290	41%	42%	44%	50%
8, 8A	100	75	2,315	75%	75%	76%	84%

9	84	45	1,354	54%	55%	56%	64%
All	669	355	10,908.	53%	56%	58%	60%

2020: 355 dues paid = 53% : \$ 10,908.00

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

2018: 385 paid dues = 58%; 2017; 403 paid = 60%. 2016 & 2015; 397 paid = 59 %.

Approval of Treasurer’s Report:

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

V) New Business:

- **Advertising** in “Lochwood News” WELCA’s Newsletter
 - Tyler Pittenger is starting a new business “True Blue Total House Care” and presented a proposal to advertise in our Newsletter;
 - Action: After discussion and different concerns were presented it was decided that we would look into the costs of adding pages to the newsletter to see if this is feasible. The decision will be discussed at the January meeting.

- **Nomination of Board members**
 - Welcome to the 2021 New Board members: Jeann Mc Reynolds, Steve Mc Reynolds, and Andy Yarnell

- **Election of Officers for 2021**
 - President: Jeann McReynolds volunteered and was accepted. Welcome Jeann!
 - Vice President: Mike Goddard agreed to stay on in this position. Thank you Mike.
 - Secretary: Amy Skinner volunteered and was accepted for this position. Thank you Amy.
 - Treasurer: Jim Foster volunteered to stay at this position. Thank you Jim.
 - Newsletter: Dan DeMello agreed to take on this position with Andy Yarnell assisting. Thank you both!

- **Christmas Light Contest December 12th**
 - Judging – Jeann, Amy and Dan. Dan will coordinate
 - Board agreed to the proposal to make the dividing line between the north & south award areas to be the drainage ditch running west to east just north of the Irwin pre-school but south of Florida Ave.
 - Jim will provide a 2020 paid dues list to the judges.

- **WELCA Board Meeting Dates for 2021**
 - Agreed to Dates are: January 5th, February 2nd, March 2nd, April 6th, May 4th, June 1st, July 6th, August 3rd, September 14th, October 5th, November 2nd (Annual Meeting), December 7th.

- Website will be updated in December to reflect the new dates and meeting night.
- Event dates (i.e. Garage Sale, Spring Clean-up) to be set in January's meeting

- **TRAFFIC LANE PAINTING**

- Mike requested that WELCA look into requesting that the City of Lakewood or Jefferson County Roads and Bridges install or paint a yellow dividing line on the street at the curve by the apartments on South Owens Street (running from approximately Oregon Place to Oregon Drive) to make for a safer driving experience.

- **BUDGET CONSIDERATIONS**

- In January meeting look at if we want to pursue Updating Covenants for Filing 8 & 8A to match those for Filing 4 & 9. We are looking to see if there are members from these filings who want to help pursue this course of action and to justify the cost involved.
- Discuss cutting the Christmas Lighting contest from the budget.
- Discussed combining the 3-4 yearly Newsletters with the dues letters for next years budget.

VI) Old Business

- **Follow-up on "website plaque" discussion** adding "welca-hoa.com" on Entrance signs

- Dan and Jim will be setting up a meeting with Jim Kopp's woodworking company to get proposals and pricing for the board.

- **Covenant Violations & Actions:**

- (Filing 9) 11422 West Louisiana Avenue – regarding abandoned house
 - Action – keep on the watch list since home is now being cleaned-up.
- (Filing 6) 11341 West Florida Ave – Mattresses stacked on side of house.
 - Action – Take off the list since the mattresses were removed after a letter was sent to the homeowner who lives in Golden.
- (Filing 4) 1870 South Parfet Ct – Clutter in side yard facing South Owens Street
 - Action – New Fence put up by homeowner – however the clutter remains so Earl sent a letter (and email) to notify the homeowner of the \$100 fine. They have until December 28, 2020 then the fine jumps up to \$250.
 - Home is still under Jefferson County action for clutter also.
 - Dan says that this is getting worse, and Lucidell tried to put in a complaint with Jefferson County but they would not consider it because of the previous complaint on file.
 - We asked Carrie with Jefferson County Zoning to see if a permit was obtained to cut in and install the new basement door. She will get back to us.
- (Filing 7) 10918 West Arizona Ave – (renters) RV parked in side yard, Several vehicles on property and in street.
 - Action – Earl sent letter to home owner about RV in side yard.

- Action – Earl filed complaint with Jefferson County Zoning about person(s) living in RV, in addition to cars parked in driveway that may be unlicensed, and about a possible car repair or car rental business being run from this property.
- Action – Earl will request to the Jefferson County Sheriff to patrol area to check for unlicensed vehicles parked in street.
- (Filing 8) 1814 South Queen Way – Trailer parked on driveway
 - Action – Earl wrote letter to homeowner. The trailer has already been moved. Can remove from the list.
- **NEW LISTINGS**
- (Filing 7) 1136 South Owens Court (reported to Jeann)
 - Wrecked car in driveway with no plates.
 - Dumpster Bag in Driveway for extended time.
- (Filing 4) 11267 W Iowa Drive (Received by Earl)
 - Complaint about bright pink bricks for retaining wall. Earl drove by and they are not pink. Earl is meeting with landscaper on Thursday 12/3/2020 to see if they can complete the project and make it better.
- (Filing 9) 11405 W Texas
 - Possibly multiple cars with expired plates. We need to look into this one.
- (Filing 6) 10947 Arkansas Ave.(reported to Dan DeMello)
 - Dan will look into the complaint and get back with the board.
- **Transition of Covenants to Lucidell**
 - Earl will give Lucidell the forms for the covenant violations for which Earl has written letters needing follow-up. More discussion to follow in January.

VII) Newsletter

- Next Newsletter – discussed including it with the February dues letter. Tabled for continued discussion at the January meeting.

Adjourn 9:15 PM