

**WELCA MINUTES:**  
**January 07, 2020 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, Amy Skinner, Lucidell Smoczyk, Doug Mangels, Dan Demello

Absent: Bill Volz, Gary Frey, Bill Stout, and Lance Vogt

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

Gene Younger – no visitor business

**III) Secretary' Report:**

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

**IV) Treasurer's Report:**

- WELCA Checking Account = \$1,035.44
- WELCA Savings Account = \$8,289.76 (\$0.39 interest earned)
- Total Funds Available = \$9,325.20 as of 1/07/2020
- Dues Collection to date: 372 homes out of 669 total homes have paid \$11,278.00 dues for 2019
- Business Invoices:
  - Total Expenses = None
- **Approval of Treasurer's Report:**
  - **Action:** A motion was made and passed to accept and approve the treasurer's report for this (January) meeting.

**V) New Business**

- **2020 Proposed WELCA Budget**
  - Jim Foster presented the estimated budget for 2020 and provided a copy to the WELCA Board. The budget is similar to past years, with several categories remaining the same, with the same predicted expenditures.
  - New Budget Categories include D&O Insurance – which the WELCA Board added last year.
  - The WELCA Board voted to approve the proposed/estimated budget for 2020

- **2020 WELCA Event Schedule:**
  - The Community Garage Sale is being pushed back a little later in hopes of better weather for the event this year. It will be held during the same time as Heritage West HOA Garage sale in the thought of bringing in more traffic with two Community Garage Sales going on the same weekend. Garage Sale Dates are May 28<sup>th</sup>, 29<sup>th</sup>, and 30<sup>th</sup>
  - Spring Clean-up is June 6<sup>th</sup>
  - Fall Clean-up is September 19<sup>th</sup>
  - Christmas Decoration and Lighting contest is scheduled for December 12<sup>th</sup>
- **Dues Letter (Jim Foster)**
  - Jim Foster presented the Dues Letter for approval.
  - A few suggestions were made to change the dues letter to make the appeal that the WELCA Association belongs to all the Lochwood home owners. Supporting WELCA supports the Lochwood subdivisions.
  - Even if homeowners opt out of paying dues – send in your email address to keep informed via the Newsletter and email distribution list.
- **2019 Christmas Decorations winners:**
  - North side:
    - 1252 S. Routt Way - first
    - 1243 South Pierson Court - second
    - 1263 South Pierson Court - third
  - South side:
    - 1763 South Owens Street - first
    - 1854 South Queen Way - second
    - 11273 West Mexico Drive - third

## VI) Old Business:

### Covenants & Violations:

- Filing 9 - 11455 West Texas Avenue: Clutter remains in driveway and in the yard.
  - **Action:** A certified letter has been sent, asking for clutter to be removed.
- Filing 4 - 1660 S. Parfet Court. The Commercial Trucks and Trailers stored on property.
  - **Action:** Earl is working with Jefferson County Sheriff and Zoning. WELCA will needs clarification from HOA lawyers on a couple of violations on this property.

- Filing 4 - 10923 W Mexico Drive: Trailers in driveway
  - **Action:** Trailer has been sold. This is no longer an issue. WELCA Board will send notification to Homeowner, that this issue is considered resolved and the homeowner has as much time as required to build a covenant compliant storage area.
- Filing 6 – 1503 South Queen Street: – trailer being stored long term – parked on driveway
  - **Action:** A certified letter was sent to home owner asking to move trailer behind a fence, or place the trailer in offsite storage.
- Other – Filing 6 and Filing 7 - A list of covenant violations from these two filings was emailed to the WELCA website. WELCA will check into the violations and proceed to write letters etc. if they are violations and continue to be problems. The issues seem to be boats, campers, trailers etc. being stored on driveways or on the street.
- **Florida Avenue/Union Blvd Traffic Signal (City of Lakewood)**
  - Jim Foster attended a meeting with City of Lakewood, and the new signal will be installed mid to late summer.
  - WELCA sign will remain until July, when the City of Lakewood will take it down.
  - WELCA will decide later this year the placement of a new larger sign.

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

- Jefferson County Sheriff Liaison – Officer Brad Herman

**X) Newsletter:**

- Next one in January or February

**XI) Meeting Adjourn**

- Meeting adjourned at 8:30 p.m.