

WELCA MINUTES:
May 05, 2020 Meeting
Video Conference Meeting

I) Call to Order:

Meeting called to order at 7:04 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, Doug Mangles and Lucidell Smoczyk

Absent included: Lance Vogt, Dan DeMello, and Bill Volz

II) Welcome Visitors: None present

III) Secretary' Report:

Approval of Minutes:

Action: A motion was made and passed to accept and approve the minutes from the March 3, 2020 meeting. (Note: there was no meeting in April due to Covid 19 pandemic.)

IV) Treasurer's Report:

- WELCA Checking Account = \$ 2,587.63
- WELCA Savings Account = \$12,290.57
- Total Funds \$14,878.20 available as of May 5, 2020
- Dues Collection to date: 282 homes out of 669 total have paid \$8,753.00 in dues so far for 2020
- Business Invoices:

Check #2285 \$519.00 – Altitude Law re: general business

Check #2286 \$33.00 –Earl Wilson for State Registration

Check #2287 \$1058.33 - American Family Insurance for D&O insurance

Check #2288 \$488.00 Andy Yarnell for General Maintenance

Check **** - 3/11/20 - \$24.00 for 2 returned checks bank fee

Approval of Treasurer's Report:

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

Action: A motion was passed to send out the second dues letter.

V) New Business:

- Garage Sale – decision was made to keep the date, but to advise all owners to follow all State and County guidelines for Covid-19 pending discussion with our attorney.
 - **POST MEETING NOTE:** After Consulting with Altitude Law they recommended that our Association should cancel the event, as the Association should not encourage the gathering of people to events, and encourage people travel into our community. Plus Homeowners

could not guarantee social distancing, mask wearing, or the sanitizing of surfaces and objects. We followed their advice.

- Spring Clean-up - – A Motion passed to cancel spring clean-up scheduled for June 6, 2020 due to the pandemic but try to keep the Fall Clean-up date on September 19, 2020 in place pending the rules in place for Covid-19 at that time.
- Newsletter Distribution – had a discussion about using a specific mailing list vs.bulk mailing to be done by a printer in lieu of it being only available on our web site or going back to hand delivery by WELCA.
 - Advantage – no neighborhood distribution team needed but the Disadvantage - higher costs
 - A Motion was passed to fund 3 mailings of the newsletter not to exceed \$1500

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

- (Filing 9) 11455 West Texas Avenue – Front yard and driveway full of clutter
 - Action: March letter sent to home address - The Board recommended that we start the fining process. Also turned them in to Jefferson County.
- (Filing 6) 1503 South Queen Street – Trailer parked in driveway
 - Action: March letter sent to home address - send letter stating that it is their last chance before WELCA takes them to court.
- (Filing 4) 11161 West Oregon Place – Old fence sections leaning up against house.
 - Action: May letter ready to send. This letter will be sent out.
- (Filing 4) 1660 South Parfet Court – Commercial Trucks and trailers are back
 - Action: Letter sent out in March, County notified in April - WELCA was told that they may be moving.
- (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

VII) Old Business:

Website Plaque on Lochwood Entrance Signs: (Tabled till next meeting when Dan can provide an update):

VIII) Correspondence / email / phone calls:

- Carrey Christenson - Jefferson County Zoning

IX) Newsletter:

Next Newsletter - going out in May

Article suggestion:

- Census Information
- WELCA Event Schedule – reflecting any meeting changes
- Explanation of Covenants for RV, Trailers, Boats etc.
- Jefferson County Regulations on 28 days per year on street
- WELCA acceptance of RV, Boats, Trailers behind a privacy fence in a side yard – not the driveway unless loading
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X) Adjourn:

Meeting adjourned at 8:20 p.m