

**WELCA MINUTES:**

**October 06, 2020 Meeting**

**West Lochwood Christian Fellowship Building**

**I) Call to Order:**

Meeting called to order at 7:05 pm.

A quorum was present with the following board members in attendance.

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

Excused Absence included: Bill Volz

**II) Welcome Visitors:** Jean McReynolds, Tyler Pittenger and Michael Tacino

**III) Secretary' Report:**

Approval of Minutes:

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

**IV) Treasurer's Report:**

October 06, 2020 WELCA Treasurers Report. Prepared by Jim Foster

Checking Balance: \$ 597.41

Savings Balance: \$ 10,841.08 includes \$ .01 interest (\$1.32 in 2020)

Total Funds Available: \$ 11,438.49 as of October 6, 2020)

**Includes: 352 paid members in 2020 Total Dues Pd. in 2020 = \$ 10,848.00**

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

**Total September expenses: \$2,486.51.**

2300	Alpha Graphics	519.75	September Newsletter
2301	Postmaster	173.56	Mailing fall Newsletter
2302	9/19 Altitude Com. Law	60.00	Legal Services
2303	9/24 Jim Foster	123.19	Driver tips, 100, coffee & donuts 23.19

2304	9/24	5280 Waste Sol.	1,450.00	Fall Cleanup 5 dumpsters
2299	9/30	Andy Yarnell	160.00	Sign Repairs

Dues Summary as of October 6, 2020

Filing	Homes	# Paid	Amount pd.	% paid 2020	% pd. 2019	% 2018	% 2017
4	219	118	3735	54%	58%	63%	59%
6	161	70	2164	43%	49%	48%	53%
7	106	43	1290	41%	42%	44%	50%
8, 8A	100	75	2315	75%	75%	76%	84%
9	84	45	1354	54%	55%	56%	64%
<b>All</b>	<b>669</b>	<b>352</b>	<b>10,848.</b>	<b>53%</b>	<b>56%</b>	<b>58%</b>	<b>60%</b>

**2020: 352 dues paid = 53%: \$ 10,828.00**

**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 (with 2 corrections included here)

**V) New Business**

- **Sign Policy:** Discussion on the terms and language of the Campaign/Election signs following state laws – no changes were proposed to the language or terms
- Non-Political Sign Policy – Discussion on the terms and language for the Non-Political Sign Policy. This Policy is more based on Filings in that Filings 6, 7, 8 and 8A have more strict and defined covenant. Filings 4 and 9 have adopted the “Amended, Restated Protective Covenants” that allows the homeowner to submit a written request to the WELCA Board for approval to display Non-Political Signs.
- A motion passed for sending the WELCA Sign Policy language to our attorney for review prior to adopting the following Election and Non Political signs policy. After review this will come back to the board for approval as policy.

## **VI) Future of WELCA? Things to consider:**

It was suggested that each board member make a list of duties that they perform. These can be found in bylaws (which can be found on our web site.)

Jean McReynolds and Tyler Pittenger are possibly interested being on the board.

- Lots of discussion around making known the value of WELCA.
- Talked about paying for the web site and email to August 2022 = TBD
- Talked about if we should suspend operation? Keep going without a full Board (officers)? This was determined to be premature type of discussion as some of the Board wanted to see what happens at the Annual Meeting where WELCA Board members are elected.
- Website and email monitoring and website wording – not discussed, but a concern since the current President is the one that monitors emails and updates the website as additional duties. The current President wishes to resign from the WELCA Board.

## **VII) Old Business**

### **Follow-up on Fall Clean-up Event**

- Everything seemed to go well with the removal of 150 yards of trash with 2 dumpsters delivered at 7 am with the balance following. It seems that it is best to have people help each other unload.
- Once again 5280 Waste Management did a great job.

### **Follow-up on website plaque discussion (welca-hoa.com) on Entrance signs**

- Our source for signs has backed out.
- Dan and Jim are looking for a replacement source & cost even if just made from wood only.

### **Covenant Issues:**

- (Filing 9) 11422 West Louisiana Avenue – Abandoned?
  - Action – Jefferson County Zoning trying to find homeowner who has reportedly moved to Germany.
- (Filing 6) 11160 West Idaho Avenue – graffiti on fence facing Florida Ave.
  - Completed – graffiti is gone – Action closed.
- (Filing 6) 11341 West Florida Ave – Mattresses stacked on side of house
  - Action – Earl sent first letter on 8/23/2020. Second letter 9/28/2020. There may be a problem in that the owner may not speak and understand English. Working on translating letter to Spanish.
- (Filing 4) 1883 South Owens Street – Large trailer in driveway
  - Action: Mike Goddard spoke with homeowner who will build 6 foot fence by spring of 2021 to conceal their trailer. The owner is upset with the below owner about his stuff falling over fence onto his property.
- (Filing 4) 1870 South Parfet Court – Clutter in side yard facing South Owens Street
  - Action: Clutter from yard visible from Owens Street – Earl sent letter 8/23/2020 and has notified Jefferson County. Emailed follow up that said they would clean-up porch area. Next option is to fine them.

**Newsletter (Gary)**

- A motion passed to have a color newsletter produced before the next meeting.
- A motion passed to raffle 4 gifts of \$25 each for new Lochwood residents for attending the next WELCA meeting. Must be present to win.

**Correspondence:**

- Carey Christenson – Jefferson County Zoning
- 1870 South Parfet Ct & 1883 South Owens Street (Mike)

**Adjourn**

X) **Adjourn:** Meeting adjourned at 9:20 p.m.