

**WELCA MINUTES:
September 01, 2020 Meeting
Lochwood Christian Fellowship Church 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, Mike Goddard, Jim Foster, Gary Frey, Bill Stout, Lucidell Smoczyk,

Excused Absence included: Amy Skinner, Lance Vogt, Doug Mangles, Dan Demello, and Bill Volz

II) Welcome Visitors: Jean McReynolds and Sandy Kelly

III) Secretary' Report:

Approval of Minutes:

Action: A motion was made and passed to accept and approve the minutes from the August 04, 2020 virtual meeting.

IV) Treasurer's Report:

Checking Balance: \$ 1,213.91

Savings Balance: \$ 12,290.97

Total Funds Available: \$ 13,504.88 as of September 1, 2020)

Includes: 339 paid members in 2020 Total Dues Pd. in 2020 = \$ 10,428.00

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

Total August expenses: \$260.

2296 8/04 Andy Yarnell 260.00 August General Maintenance

Dues Summary as of August 4, 2020

Filing	Homes	# Paid	Amount pd.	% paid 2020	% pd. 2019	% 2018	% 2017
4	219	111	3495	51%	58%	63%	59%
6	161	69	2134	43%	49%	48%	53%
7	106	42	1260	40%	42%	44%	50 %
8, 8A	100	72	2225.	72%	75%	76%	84%

9	84	44	1324	52%	55%	56%	64%
All	669	339	10,338.	51%	56%	58%	60%

2020: 339 dues paid = 51% : \$ 10,428.00

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

Approval of Treasurer’s Report:

Action: A motion made and was passed to approve the Treasurer’s Report for September 1, 2020.

V) New Business:

• Non-Elections/Non- Campaign Sign Policy Discussion

- Filings 6, 7, 8 and 8A Covenants are strict and only allow for a small (1 square foot) signs to be displayed or larger “For Sale” or For Rent” type signs to be displayed. *“D-1. Signs. No sign of any kind shall be displayed to the public view on any site except one professional sign of not more than one square foot; no sign of not more than five square feet advertising the property for sale or rent, or signs used and erected by a builder to advertise the property during the period when construction and sales of new dwellings occur.”*
- As such the covenant is written so strict that no new WELCA Policy can be written to modify what is clearly stated. There is no allowance in the covenant for homeowners to seek WELCA Board approval through writing the Board a letter.
- Filings 4 and 9 (Amended, Restated Protective Covenants) allow for non-political signs when approved by the WELCA Board through the homeowner seeking permission in writing.
- Proposed policy for filings 4 and 9 may include the display of non-election / non campaign signs for a duration of 120 days. With an option of written board approval for an additional 120 day period of time.
- All filings may display campaign or election type signs as per Colorado State Law.
- As such, in these filings, any guidelines or policy that WELCA writes, must be consistent with current covenants, not contradictory to the covenant, to be enforceable, and stand up to any legal challenge.
- When polled majority of the WELCA Board present did not want to pay Altitude Law (our HOA lawyers) to write a Sign Policy for WELCA. The presidents concern is that WELCA always pays more money to Altitude Law to review a WELCA written document then having Altitude Law draft it from scratch (it has happen 2 times in the past.)
- The WELCA Board agreed to consider a review of Sign Policy by Altitude Law, once we have a written policy prepared and ready for potential adoption.
- WELCA Board and audience discussion lasted between 60 and 90 minutes going back and forth on election / campaign signs and non-election type signs as well as neighborhood history.
- Discussion concluded as President asked the WELCA Board to ponder the proposed Sign Policy wording and review the wording against the existing sign covenants.

- **Fall Clean-up event –**
 - WELCA Board voted to move forward with the Fall Clean-up event - as Cases of Covid-19 in Jefferson County have been dropping in number.
 - Article in Newsletter – ready to go forward.
- Motion made and passed to have the Fall Clean-up event on Saturday, Spetember 19 from 7:00 am to 12:00 pm. Covid rules include: Wearing masks, Social Distance when possible, one single car unloading at a time to avoid crowding, homeowners will be expected to unload their own vehicle without assistance from volunteer Board members.
 - WELCA Website will have information posted.
 - Signs can be posted early to let residents know it is going to happen.
 - Volunteers: Jim Foster, Sandy Kelly, Jean Mc Reynolds, Earl Wilson, and Amy Skinner(later after meeting)
- **Future of WELCA Discussion:**
 - Discussion that several WELCA Officers and Board members are not palnning on rejoining the WELCA Board in 2021.
 - Discussion about paying of P.O Box to until November 2021, and website and emails fees till August of 2022 to preserve these functions in case of a time lapse or temporary shutdown of the WELCA Board
 - Discussion about how to get more homeowners involved on the WELCA Board or as offic-ers. WELCA uses the Newsletter and Spring/Fall Clean-up events to promote that WELCA needs members.

VI) Old Business

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

- (Filing 9) 11422 West Louisiana Ave – Tall weeds, property appears abandoned. Earl filed Zoning complaint to Jefferson County, and Jefferson County has contacted WELCA to try and trace owner. Amy Skinner found out from neighbors that owner is in Germany – but no contact information has been discovered.
- (Filing 6) 11160 West Idaho – graffiti on fence facing Florida.
Action: Earl sent letter on 8/23/2020. Issue has been resolved as owner stained over the graffiti.
- (Filing 6) 11341 West Florida Avenue – Mattresses stacked on the side of the garage.
Action: Earl sent first letter 8/23/2020, Second letter 9/28/2020. – not resolved yet.
- (Filing 4) 1870 South Parfet Court – junk in side yard facing South Owens Street
 - **Action:** Clutter from yard visible from Owens Street has increased. Women sits in yard and goes out to cars that pull up to talk to drivers??- Earl sent letter on 8/23/2020 and notified Jefferson County Zoning. Some communication with homeowner via email – second letter is pending with potential fine.

Website address on plaque for entrance signs.

- Follow-up on website plaque discussion (welca-hoa.com) on Entrance signs (Dan Demello)
 - Tabled as Dan Demello was absent.

VIII) Correspondence / email / phone calls:

- Homeowner 1870 South Parfet Court - email
- Carrey Christenson - Jefferson County Zoning

IX) Newsletter: (Gary Frey)

Next Newsletter -

X) Adjourn: Meeting adjourned at 9:15 p.m