

WELCA MINUTES:A
West Lochwood Christian Fellowship Church
December 7, 2021

I) Call to Order:

Meeting called to order at 7:05 pm.

Present: Jim Foster, Jean McReynolds, Steve McReynolds, Andy Yarnell, Amy Skinner, Dan DeMello, Lucidell Smozyk, Michael Iacino

Absent: Mike Goddard, Doug Mangels.

Visitors: Earl Wilson

II) Welcome Visitors/Visitor's Business:

Earl Wilson spoke to the Board regarding placing the Covenant Violation form on the WELCA website. He said that the issue is anonymity of the person reporting the violation. Also, the Covenant Violation form is a working document that is handled by several Board Members, progress on correcting the violation is tracked, contact with homeowner noted, etc. Earl agrees to rewrite a portion of last month's minutes to reflect this

III) Secretary's Report:

Approval of Minutes: A motion was made and passed to accept and approve the minutes from the November 2021 Board Meeting. Earl Wilson will make some changes, as mentioned above.

IV) WELCA Treasurer's report, dated November 2, 2021 Prepared by Jim Foster. Presented at Board Meeting held December 7, 2021.

Checking Balance: \$172.52

Savings Balance: \$10,342.35 (this includes \$.91 interest paid in 2021)

Total Funds Available as of December 7, 2021 \$ 10,518.787

Includes 353 paid members in 2021. Total Dues = \$11,215.00 (84 paid by Venmo)

Beginning Balance 1/1/2021 \$10,443.61

Total November 2021 expenses: 148.00

11-30-2021 Post Master \$148.00 P.O. Box Rental through 11/30/2022

A motion was made and passed by the Board to approve Treasurer's report dated December 7, 2021.

V) New Business:

Open Table New Business:

Election of new Board Members. Andy Yarnell was unanimously voted Board President. Mike Goddard has agreed to continue as our Vice President, Jim Foster will continue in his position as Board Treasurer and Amy Skinner will continue her duties as Board Secretary.

Review of Board Meeting Dates for 2022: January 4th date changed to January 11th, February 1, March 1, April 5, May 3, June 7, July 12, August 2, September 13, October 4, November 1 (annual meeting), December 6.

Discussion of upcoming Christmas decorating contest. Volunteers to do the judging are Dan Demello, Dan's neighbor, and Amy Skinner. Prize amount will stay the same and eligibility to win a prize is dependent upon the homeowner being current on their payment of annual WELCA dues. Jim to supply map to assist judges with identifying those who are paid up.

VI Covenant Issues:

- 1870 South Parfet is well on its way to being cleaned up. It is noted that there are new renters living in the basement of the home. This property is looking better, but still needs some up work done, such as dead wood stacked against fence and other yard clean-up.
- 10918 West Arizona Avenue still full of cars, motorcycles and a large trailer in need of repair. Contacted Zoning again regarding this issue and WELCA is still awaiting follow up phone call from Carrie Christianson. A neighbor sent a link that shows a car repair business and car rental business are being operated at this address. The business name is E & J Automotive LLC. The business has a website.
- 1342 South Pierson Ct. has been noted to be in violation of Covenants re: condition of yard, but this was a slight error on street address, the correct house # is 1242 South Pierson Court. Have weeds and over-grown tree been removed?
- 11577 West Arizona Ave- Homeowners have improved the appearance of the exterior and more work is in progress.
- Board Members discussed a concern about a camper being parked on the curve of South Owens St. because the camper blocks the vision of oncoming traffic, creating a hazard. At this time, the Board lacks the name of the owner of the camper, and also lacks the address of the home the camper is linked to. The Board will address this situation further at the January meeting.

VI) Old Business:

- Chicken coops: WELCA needs a complaint submitted on this Covenant violation, either submitted via a phone call to a Board Member, submitted via email, or complaint can be made in person at a WELCA Board meeting.

- Brief discussion on issue of allowing local businesses to advertise on our webpage. Board is concerned if a fee is charged for this advertising, it could have tax implications for WELCA. There would not be a fee for just including a link to a local business address. We discussed placing a disclaimer following any link provided, stating that WELCA is not endorsing or guaranteeing any service or product.

Adjourn: The meeting was adjourned at 8:10pm