

WELCA MINUTES:
July 13, 2021 Meeting
West Lochwood Christian Fellowship Church

I) Call to Order:

Meeting called to order at 7:05 pm.

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

Present: Jean McReynolds, Jim Foster, Andy Yarnell, Lucidell Smoczyk, and Dan DeMello

Absent: Mike Goddard, Stephen McReynolds, Lance Vogt, Doug Mangels, Amy Skinner,

II) Welcome Visitors: Earl Wilson

III) Secretary' Report:

Approval of Minutes: A motion was made and passed to accept and approve the minutes from the June 1, 2021 Board Meeting. The June minutes will be posted to the website.

IV) WELCA Treasurer's report, dated July 13, 2021 Prepared by Jim Foster

Checking Balance: \$1031.10

Savings Balance: \$12,341.88 includes interest (\$0.53 interest earned in 2021)

Total Funds Available as of July 12, 2021 \$ 13,372.98

Includes 341 paid members in 2021. Total Dues = \$ 11,005.00 (80 paid by Venmo)

Total June 2021 expenses: \$4,296.26

6/2/2021 Jim Foster \$100.00 Second Dues Mailing expenses

6/7/2021 Altitude Law \$ 62.00 General Business

6/18/2021 5280 Waste Mgt \$1,740.00 Spring Clean-up 6 dumpsters at \$290.00 each

6/18/2021 Jan Bustee \$13.50 Dues Correction

7/6/2021 James Kopp \$1,259.76 New WELCA Signs (web site signs)

7/6/2021 Andy Yarnell \$345.00 June/early July landscaping

7/10/2021 Altitude Law \$666.00 - legal advice on phone call meeting and Form Letter

7/12/2021 Jim Foster \$110.00 – Spring Clean-up; Tips and Donuts

Recommended Actions: Approve expenditures and Treasurer’s Report. A motion was made and passed to accept the July 2021 Treasurer’s report as written on July 13, 2021.

V) New Business:

Spring Clean-up: The 2021 Spring Clean-up was a big success resulting in 6 large roll-off dumpsters being filled and hauled away by 5280 Waste Management. A shout-out to Jim Foster for organizing the event. Also – a special thanks to 2 gentlemen who volunteers and help unload vehicles. The WELCA Board wishes to thank these anonymous volunteers.

Open Table Discussion: Resulted in Common Area Maintenance being discussed. Weeds along Union Boulevard will be reported to Jefferson County Roads and Bridges Department or City of Lakewood. Also, Andy Yarnel will get to the Filing 8 entrance at New Mexico and Union to trim down the weeds at that location as soon as his schedule permits.

Additionally rocks have been washing out on the sidewalk location of West Oregon Drive and South Owens Street. The new homeowner was contacted, as it appears a broken sprinkler was causing the washout from the back yard.

Solar Panels: The homeowner at 1252 South Routt Way is having solar panels installed. There is nothing in the Filing 9 covenants that address solar panels specifically, but falls under outdoor home improvements and requires Board approval and a letter will be sent to the homeowner to documentation.

Covenant Issues:

11422 W. Louisiana Ave. Reported to Jefferson County Zoning for the weeds growing in the front yard of the property. The action/result is that the weeds have been cut.

1606 South Robb Way: Reported to Jefferson County Zoning resulted in many of the scrap cars being removed. Some junk still remains, and a new junk car has appeared on the property.

1870 S. Parfet Court: Altitude Law (HOA Lawyers for WELCA) sent a letter to the homeowner to request the junk and debris be removed from the property’s side yard or Civil Court action against may take place. There are still issues with several trash cans, and old fencing material bundled up in side yard, along with a topper for a pick-up truck on the yard. The tan trailer is parked on the street, which is a Jefferson County Sheriff issue. This legal action is per the Covenant Enforcement Document in place for the Amended Restated Protective Covenants Lochwood Filing 4 which was approved by a majority of homeowners in Filing 4 in June of 2019.

1820 South Parfet Court – Complaint filed to WELCA due to weeds in the front yard. A letter will be sent since it is a violation of the Amended Restated Protective Covenants of Lochwood Filing 4.

11436 West Florida Place – Filing 6: Report by neighbor of tall weeds in the front yard of this property. WELCA Covenants will check violation, and file a report with Jefferson County Zoning.

1232 South Pierson Court – Report by neighbor to WELCA Board of tall weeds on property. A letter will be sent or Jefferson County Zoning will be notified.

VI) OLD BUSINESS:

New Sign Plaques: New sign plaques that advertise the WELCA website address (www.welca-hoa.com) have been added to all the existing entrance signs. Installation is completed

List of Charitable Organizations: Lucidell continues to research and develop the list of charitable organizations that would be willing to assist residents who are in need of help maintaining their yards. She notes this is not an easy list to develop as many metro areas have this need also.

Possible drug house: Jean to talk to Jefferson County Sheriff Liaison Officer about this suspected property on South Pierson Court.

VII) Adjourn: A motion was made and approved to adjourn the meeting at 8:10 pm.