

**WELCA MINUTES:**  
**March 2, 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: Mike Goddard, Amy Skinner, Andy Yarnell, Stephen McReynolds, Jim Foster, Doug Mangels, Lucidell Smoczyk, and Dan Demello.

Absent: Jean McReynolds, Lance Vogt

**II) Welcome Visitors: Earl Wilson**

**III) Secretary' Report:**

Approval of Minutes: A motion was made to accept and approve the minutes from the February WELCA meeting..

**IV) WELCA Treasurers Report, March 2, 2021 Prepared by Jim Foster**

Checking Balance:                   \$549.00

Savings Balance:                   \$9,641.50 includes \$ .07interest (0.25 paid in 2021)

Total Funds Available as of March 2, 2021                   \$ 10,190.50

Includes: 10 paid members in 2021\_ Total Dues Pd. in 2021 \$ 330.00

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

Total March 2021 expenses: \$ **38,00**

**3/1/2021 Jean McReynolds \$38.00 Colorado Government.HOA Renewal Fee**

**Action:** A motion was made and passed to accept and approve the Treasurers Report from the March 2021 meeting

**V) NEW BUSINESS:**

**2021 Dues Letters** to be mailed by March 8. The Dues Letter includes a one page newsletter with important event dates noted.

**Newsletter:** Andy and Dan report that the current newsletter is ready to be posted on the WELCA website. A slightly different format for the newsletter is being used.

**WELCA Facebook Updates:** Our Facebook page was updated with information about tonight's Board meeting.

**Discussion of Enforcement of Covenant Violations:** The Board discussed how enforcement should be handled with homeowners who are in violation of covenants, but due to some special situations are unable to get their property into compliance. Advanced age and physical limitations were mentioned as reasons for this. Lucidell agreed to investigate organizations that may be able to provide volunteer assistance with projects such as cleaning up property, lawn work, etc. Lucidell will present her findings at a future board meeting.

Other neighbors who are in violation of Covenants will continue to be contacted by letter as per established procedure.

**Snow Removal in Lochwood:** Failure of some homeowners to remove snow promptly was discussed. WELCA does not have a Covenant regarding snow removal, and Jefferson County has no regulation that governs this. Snow removal is a courtesy-only issue among neighbors

**Chickens in Lochwood yards:** The subject of some Lochwood residents having chickens in their back yards was discussed. This is a violation of our Covenants. A reminder of WELCA's Covenant that prohibits chickens being raised will be put in the next newsletter.

**Final Draft of Sign Policy:** Earl presented information on the WELCA sign policy to the Board, which includes personal signs such as For Sale Signs, Garage Sale signs, etc. as well as political signs. The Board has consulted with our attorneys on this. A motion was made and passed to for this information to be posted on the WELCA website.

**Jefferson County Sheriff to visit WELCA meeting:"**

Plans have been made for our liaison from the JCSD, Deputy Bybee, to attend the April 6<sup>th</sup> WELCA board meeting. This is an opportunity for residents 6<sup>th</sup> meeting will be posted on our web page and also in our newsletter to encourage residents to attend.

**Multiple Covenant Violations received by the WELCA Board regarding campers, trailers, and boats:** These potential violations will be investigated and enforcement of Covenants will be done per Board policy.

**VI) OLD BUSINESS:**

**Covenant Issues:**

1870 South Parfet Court: Homeowner has been contacted again regarding cleaning up her property. Some progress has been made, and further monitoring will be done.

1136 S. Owens Court: Wrecked car with expired tags is parked on side of driveway. Lucidell has sent two letters to homeowner. No response yet.

11405 W. Texas Ave.: Multiple cars with expired license plates continue to be parked in front of or near this address. JCSD is currently unable to enforce licensing requirements due the effects of COVID-19, however when the JCSD is able to act, this will receive follow up by the Board.

**Follow-up on WELCA obtaining plaques to add to Lochwood entrance signs:** .Dan plans to meet this week with the man who will make plaques to be added to signs for Lochwood entrances. Dan will get a price quote from him and a time frame for completion. Dan will present this information at the next Board meeting.

**VIII) ADJOURN:** A motion was made and approved to adjourn the meeting.

Meeting adjourned at 8:32 pm.