

WELCA MINUTES:
West Lochwood Christian Fellowship Church
November 2, 2021

I) Call to Order:

Meeting called to order at 7:05 pm.

Present: Mike Goddard, Jim Foster, Jean McReynolds, Steve McReynolds, Doug Mangels, Andy Yarnell, Amy Skinner.

Absent: Lucidell Smozyk, Dan DeMello

Visitors: Bill Stout, Tyler Pittinger, Michael Iacino, Earl Wilson

II) Welcome Visitors/Visitor Business:

Michael Iacino attended the Board Meeting tonight. He told the Board that he would like to join the WELCA Board in the upcoming New Year.

Tyler Pittinger attended tonight's meeting to ask if he can place an ad for his business, True Blue Home Services, on the WELCA website. Discussion of positives and potential negatives of accepting paid advertisements to appear on the website. Earl said we could include a link to Tyler Pittinger's business website on our website. Jean wants to research this more, but is inclined to approve Tyler's request. A motion was made and passed unanimously to approve link on our website.

III) Secretary's Report:

Approval of Minutes: A motion was made and passed to accept and approve the minutes from the October 2021 Board Meeting. Earl Wilson graciously agreed to take minutes at the October WELCA meeting, since the Secretary was out of town. Thank you Earl

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

Checking Balance: \$320.52 (this is an increase of \$22.00 from last month)

Savings Balance: \$10,342.26 includes interest (.82 interest earned in 2021)

Total Funds Available as of November 2, 2021 \$ 10,662.78

Includes 350 paid members in 2021. Total Dues = \$11,215.00 (84 paid by Venmo)

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

Total October 2021 expenses: \$22.00

11-2-2021 Altitude Law \$22.00 Legal fees

A motion was made and passed by the Board to approve Treasurer's report dated November 2, 2021.

V) New Business:

A transient person has been reported to be living in a Lochwood backyard. This will be reported to law enforcement the next time it is reported to the WELCA Board.

Earl reported on Colorado Common Interest Ownership Act's (CCIOA) updated position on the posting of political signs, or signs expressing the residents opinion regarding various social issues, on lawns or in the windows of Lochwood homes. These laws went into effect in September of 2021, and the language in CCIOA protecting the display of political signs has been removed and replaced. Basically, an association may not prohibit or regulate the display of signs on the basis of their subject matter, message or content with the exception of signs bearing commercial messages. Associations may adopt reasonable, content-neutral rules to regulate the number, placement, and size of signs. The association may also adopt rules regulating signs based upon other "objectional factors". Earl went on to say WELCA filings #4 and #9 have specific sign rules, and Lochwood filings 6, 7, 8 and 8A sign covenants are even more restrictive. WELCA's sign policy has language to clarify the covenants original covenants (1970's) for filings 6, 7, 8, and 8a, and the newer covenants for filings 4 and 9. The WELCA sign policy was developed in 2020 to better explain covenants pertaining to signs. The WELCA sign policy language may need to be reviewed to update it as per the latest CCIOA changes.

Election of Officers at our December 7, 2021 Board meeting was discussed. Jean McReynolds again stated she cannot continue as Board President due to the demands of training for her new career. Andy Yarnell voiced an interest in the Board Presidency, but also states he would need assistance from the rest of the Board, due to work and family responsibilities. It was noted that under our Covenants, WELCA can have up to 15 members on the Board. Participation by more members of our community is needed and strongly encouraged.

Nomination of WELCA Board Members: Mike Iacino expressed an interested in joining the WELCA Board and was accepted as a new Board member. Welcome to the Board.

All other WELCA Board members have opted to stay on the Board for 2022, and include: Andy Yarnell, Mike Goddard, Jim Foster, Amy Skinner, Lucidel Smoczyk, Dan Demello, Doug Mangels, Jean McReynolds, and Steve McReynolds. Thank you all for your service.

Board President Jean McReynolds read the 2021 Annual Report to those attending tonight's Board Meeting.

This year the contest for best Holiday Lighting displays will be judged on Saturday December 18. The judging is done by Board members and prizes are paid to winners in the New Year. Prizes are awarded to 3 winning homes north of Florida Avenue and 3 winning homes south of Florida Avenue.

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 outside work done, such as dead wood stacked against fence and other yard clean-up.
- 1606 South Robb Way-Cars are parked in driveway now, behind one of the wrecked cars. Next step is to call zoning again. Law Enforcement handles vehicle concerns if the vehicle is parked on the street.
- 10809 West Arizona Avenue continues to be full of cars, motorcycles and a large trailer in need of repair. Zoning has been notified but is not returning Jean's calls. The resident at this property was approached by our Board President regarding all of the vehicles and she mentioned that our Covenants prohibit this. The resident claimed that this home had been "grandfathered in" so that it is not subject to our community Covenants. The Board President again corrected this individual, stating no Lochwood home is exempt from the Covenants. This person went on to say that Jefferson County Zoning was aware of the many vehicles on the property, but Zoning is ok with it. Jean agrees to check with Zoning to verify the accuracy of this information.
- 1820 South Parfet- A second letter has been sent due to the weeds and dead grass.
- 1242 South Pierson Ct.-Have the weeds and over grown pine tree been removed? At the time of this meeting, an update on this Covenant violation was not available.
- 11445 West Florida Ave- Weeds and sumac seedlings growing in the front yard.

VI) Old Business:

Chicken Coops- Some discussion by the Board on how to enforce Covenants that apply to them. Discussion on what form needs to be filled out to initiate a Covenant violation complaint. Once the appropriate form has been filled out, two Board Members need to view the violation and confirm that the home is in violation of a Covenant. Mike Iacino asked if a photograph of the alleged violation could take the place of a second Board Member viewing the situation in person, and the collective response is that it must be viewed.

At this time, the covenant forms that have been developed are for the WELCA covenant committee to track violations only. There are no online forms that a homeowner could download and fill out. Although, a form could be developed. Current covenant procedures have homeowners making a phone call, emailing, or coming to a board meeting to report a suspected covenant violation. All covenant complaints must be researched by the covenant committee to determine if a violation is valid. Doug made a motion that we put the form on our website. The motion was passed unanimously by the Board. Procedures on how to report a violation will be posted on the website.

The meeting was adjourned at 8:10 pm.