

WELCA MINUTES:A
West Lochwood Christian Fellowship Church
October 5, 2021

I) Call to Order:

Meeting called to order at 7:05 pm.

Present: Mike Goddard, Jim Foster, Lucidell Smoczyk, Dan DeMello, and Andy Yarnell

Absent: Jean McReynolds, Stephen McReynolds, Amy Skinner, and Doug Mangels

Visitors: Michael Iacino and Earl Wilson.

II) Welcome Visitors/Visitor Business:

Michael Iacino attended the Board Meeting tonight to follow up with the WELCA board is regarding abandoned and unlicensed vehicles in his neighborhood on West Arkansas Avenue.

Earl Wilson attended to report on Colorado Legislature – Colorado Common Interest Ownership Act (CCIOA) changes on laws regarding display of signs and flags in communities.

III) Secretary' Report:

Approval of Minutes: A motion was made and passed to accept and approve the minutes from the September 14, 2021 Board Meeting.

IV) WELCA Treasurer's report: dated October 5, 2021 Prepared by Jim Foster. Presented at Board Meeting held September 14, 2021.

Checking Balance: \$472.52

Savings Balance: \$10,342.17 includes interest (.82 interest earned in 2021)

Total Funds Available as of October 5, 2021 = \$ 10,814.69

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

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

Total September 2021 expenses: \$1182.00

10-5-2021 Altitude Law \$22.00 Legal fees

10-5-2021 5280 Waste Solutions \$1,160.00

A home owner had submitted a check and paid their dues for a second time in 2021. Jim Foster will follow-up with the home owner and see if they want credit for next year or for the check to be returned.

Recommended Actions: Approve expenditures and Treasurer's Report.

A motion was made and passed by the Board to approve Treasurer's report.

Additional Expenses (will be reported next month)

- 5280 Waste Solution tips to drivers for Fall Clean-up event = \$60.00
- Coffee & Donuts for event = \$137.00

V) New Business:

Open Table Business: CCIOA's new sign and Flag Policy (Earl Wilson)

Colorado State Law or the Colorado Common Ownership Act (CCIOA) has significantly changed the rules for the displaying of signs and flags and have replaced the language of only allowing political signs and flags, and allows for the display of virtually any sign or flag on a home owner's property or window. WELCA usually parallels itself with CCIOA rule and rulings so the question was brought up about pulling WELCA's sign policy off the website. Discussion was tabled until next month.

Fall Clean-up Highlights: (Jim Foster) The Fall Clean-up event went well on Saturday September 18, filling up 3 large roll off dumpsters and about half of a fourth dumpster. Two additional home owners paid dues, and a couple of home owners stayed to help out for several car loads. Mike Goddard's grandsons helped out and were good hard workers. WELCA sends a big thank you to Amy Skinner, Mike Goddard, Jim Foster, Dan Demello, Andy Yarnell, as well as Mike's Grandson's and the members of the community that helped make this event a success.

Results of covenant letter writing and zoning phone calls: (Dan Demello) – see Covenant issues below for details.

Chicken Coops in the neighborhood: Discussion about Chicken Coops in the Lochwood is a violation of the covenants. For Filings 6, 7, 8 and 8A it violates D-3 (Livestock and Poultry) and for Filings 4 and 9 violates section 6-7 (Restrictions on Pets, Animals, Livestock, and Poultry). WELCA usually does not enforce covenants in people's back yards unless visible from the street. However, issues concerning the attraction of rats, smell and noise, and one complaint has been received.

- Many homeowners believe that WELCA's covenants are exactly the same as Jefferson County's covenants but they are not, and WELCA's covenants are separate and define certain rules for our community that are separate and distinct from Jefferson County's rules. Jefferson County's covenants do not override or carry more weight than WELCA's Covenants.
- One complaint has come in to date (10968 West Arkansas Avenue), but at least one or two other chicken coop locations were discussed.

- Rats have become an issue, but not necessarily due to chicken coops – but are increasing due to a habitat without any predators in the area, along with cover, and access to food, such as chicken feed, their numbers have increased.
- Discussion was on chicken coops was tabled.

VI Covenant Issues:

- 1870 South Parfet Court is well on it's way to being cleaned up. The Board discussed sending a thank you note to acknowledge the progress the homeowner has made, and mention a couple items still remaining that need attention such as the junk up by the fence.
- 1820 South Parfet Court- sending a second letter – weeds and dead grass for a yard.
- 1606 South Robb Way-Cars are parked in driveway now, behind one of the wrecked cars. Next step is to call Jefferson County Zoning again.
- 10918 West Arizona Avenue is once again full of cars and a large trailer. This includes several motorcycles in the yard and driveway. It is surmised that a business of car repair or renting old cars is being conducted by the renters of the house. Zoning has been notified.
- 1342 South Pierson Court – Weeds in the front yard and a partially dead tree.
- 11577 W. Arizona Ave.: The exterior of the property looks much better. Car and boat in driveway continue to be an issue and will be addressed
- 11445 W. Florida Avenue: Weeds and Sumac seedlings in front yard.
- Neighbors can offer assistance in helping to correct the condition of properties in violation of our WELCA covenants.

VI) Old Business:

- Michael Iacino follow-up: On West Arkansas Avenue, the grey and green camper has disappeared. The conversion van now has New Mexico license plates. A letter will be sent to 10947 West Arkansas Avenue to both the home owner and renter as they are in violation of Filing 6 Covenant B-7 (Nuisance) for dumping grey water from the pet grooming business on their lawn. And D-4 (Garbage and Refuse Disposal for keeping trash bins out and junk in the front yard.
- Finding New WELCA President – Due to extensive training for a new career, Jean McReynolds has mentioned stepping down as WELCA President. Options and ideas will be discussed in the November meeting. Jean potentially a possibility to stay on in the capacity of Board President if others will assist in functions such as letter writing and tracking Covenant complaints received.

VII) Adjourned:

A motion was made and passed and adjourned the meeting at 8:40 pm.

