

WELCA MINUTES:A
West Lochwood Christian Fellowship Church
September 14, 2021

I) Call to Order:

Meeting called to order at 7:05 pm.

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

Absent: Stephen McReynolds, Lucidell Smoczyk

II) Welcome Visitors/Visitor Business:

Michael Iacino attended the Board Meeting tonight. The concern he presented to the WELCA board is regarding abandoned and unlicensed vehicles in his neighborhood on West Arkansas Avenue. After some discussion, it was decided this information will be reported to WELCA's Sheriff's Deputy Bysbee for follow-up. Jean will contact JCSD regarding this matter. Also, Michael Iacino brought up the fact that some of his neighbors are raising chickens, which violates our Covenants. Some discussion on this by Board. It was decided that the excessive amount of cars without license plates be addressed first, before the chicken complaint.

III) Secretary' Report:

Approval of Minutes: A motion was made and passed to accept and approve the minutes from the August 3rd 2021 Board Meeting.

IV) WELCA Treasurer's report, dated September 7, 2021 Prepared by Jim Foster. Presented at Board Meeting held September 14, 2021.

Checking Balance: \$289.52

Savings Balance: \$11,342.08 includes interest (.73 interest earned in 2021)

Total Funds Available as of September 7, 2021 \$ 11,631.16

Includes 350 paid members in 2021. Total Dues = \$12,025.00 (83 paid by Venmo)

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

Total August 2021 expenses:

8-18-2021 Altitude Law \$22.00 Legal fees

8-31-2021 Andy Yarnell \$475.00 for August maintenance of WELCA common areas

9-7-2021 Altitude Law \$154.00 Legal fees

Recommended Actions: Approve expenditures and Treasurer's Report.

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

V) New Business:

Doug Mangels reported the recent death of Lance Vogt, former Board Member. We will send condolences to the Vogt family.

Volunteers needed for Fall Cleanup on September 18, 2021

Our Board President, Jean McReynolds announced to the Board that she will be resigning in the near future. Jean is currently involved in training for a new career, and has very limited time to devote to Board activities. Some group discussion on how to proceed. Jean agreed to stay on in the capacity of Board President if others will assist in duties such as letter writing and tracking Covenant complaints received..

Board Secretary Amy Skinner made a suggestion to the Board that exact addresses not be used in the minutes when reporting Covenant violations in our WELCA neighborhood. Some discussion followed regarding whether or not to publish these addresses. A motion was made for the Board to vote on this proposed change. A vote was held and the majority of Board members voted to continue publishing addresses of Covenant violations.

VI Covenant Issues:

- 1870 South Parfet is well on it's way to being cleaned up. Some back-sliding of this property has been noted in the past, so monitoring will continue.
- 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.
- Arizona Avenue is once again full of cars and a large trailer. This includes several motorcycles in the yard and driveway. Zoning has been notified but is not returning Jean's calls.
- Neighbors can offer assistance in helping to correct the condition of properties in violation of our WELCA covenants.

Other Covenant violation letters sent and results- Lucidell

Addresses of the violations are:

- 1342 South Pierson Ct. – weeds and a partial dead tree
- 1820 South Parfet – Weeds and dead grass for a yard.

- 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.

Lucidell was not at tonight's meeting and so the most of the information regarding these violations was not available.

- Removal of weeds was done but never heard back from Zoning on who did the removal.

VI) Old Business:

The new entrance signs for Lochwood have been hung, with the exception of the two new signs that will be placed at the WELCA W. Jewell entrance. Either Dan or Andy will volunteer to hang these signs. The signs look great

VII) Adjourned:

The meeting was adjourned at 8:10 pm.