

WELCA MINUTES:A
West Lochwood Christian Fellowship Church
January 11, 2022

I) Call to Order:

Meeting called to order at 7:02 pm.

Present: Jim Foster, Andy Yarnell, Amy Skinner, Lucidell Smozyk, Michael Iacino, Mike Goddard

Absent: Jean McReynolds, Steve McReynolds, Doug Mangels.

Visitors: Earl Wilson, Jake Rappleau

II) Welcome Visitors/Visitor's Business:

Jake Rappleau recently moved into Lochwood. He is a professional Realtor and has expressed interest in our WELCA activities and function of the WELCA board. Jake has offered to help WELCA with looking up owners names of certain homes in our community, as they are listed in Jefferson County records.

III) Secretary's Report:

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

IV) WELCA Treasurer's Report: dated January 11, 2022 Prepared by Jim Foster.

Also proposed 2022 Budget, Presented at Board Meeting held January 11, 2022.

Checking Balance: \$172.52

Savings Balance: \$10,342.44 (this includes \$1.00 interest paid in 2021)

Total Funds Available as of January 1, 2022 \$ 10,514.96

Includes 353 paid members in 2021. Total Dues = \$11,215.00 (84 paid by Venmo)

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

Total November 2021 expenses: 0

A motion was made and passed by the Board to approve Treasurer's report dated January 11, 2022a

Jim Foster, Treasurer, presented his 2022 budget for WELCA. Our dues-paying percentage of WELCA households has decreased some over the past few years. The reason for this is unclear. The Board voted unanimously to approve and accept the 2022 WELCA budget as written.

V) Unfinished Business:

2021 Holiday Lighting Contest winners: Dan has the addresses of the 6 homes which won the contest and will receive their prize within the month. Dan to get these addresses to Andy and Jim.

Review of upcoming event dates for WELCA in 2022:

- Community Garage Sale May 19,20,21st 2022
- Spring Clean Up June 4, 2022
- Fall Clean Up September 17, 2022
- Annual Board Meeting November 1, 2022
- Holiday Lighting Contest December 17, 2022

The Board reached a unanimous agreement for the upcoming event dates.

VI New Business:

- 2022 Dues letter and newsletter: Jim Foster states the dues letter will be sent in February 2022 and a newsletter will be included in this mailing. Several additional newsletters are planned. Dates will be listed in the next newsletter for our WELCA upcoming events.
- WELCA's website was discussed. There has not been much activity on our page, and it has few people following it. Andy may get some assistance from a computer-savvy family member to update it.
- As we get closer to spring, we will include some reminders for homeowners, such as Covenants that pertain to lawn care, and proper parking/storage of RV's, campers, and boats.

VII.) Covenant Violations:

- Brief discussion on how the WELCA Board addresses Covenant violations, process to follow, and time guidelines. Lucidell is willing to continue to do some of the Covenant work, but she needs assistance as this can become too much work for one person to handle.
- 1870 South Parfet Ct.: There is wood piled up along the fence and other yard clean-up is needed. There is also a rat problem at this home, and the new fence has blown down. Mike is in favor of beginning enforcement of Covenants with this homeowner again. Andy will speak with Dan about writing the letter to this homeowner.

- 10918 W. Arizona Ave.: Yard area still full of cars, motorcycles and a large trailer in need of repair. We need an update from Dan on his contact with Carrie Christianson at Jefferson County Zoning, regarding Zoning's actions on this matter.
- 1242 S. Pierson Ct.: Latest report is that the yard continues to be a problem, with overgrown trees and weeds. There are now so many pine needles on the roof, and in the gutters that it has become a fire hazard. Is a second letter regarding this needed?
- 1660 South Robb Way: The problem with the cars has been resolved, so complaint has been closed.
- The camper parked on the curve near S. Owens and W. Mexico, which blocked driver's vision, has been moved. Complaint closed.
- Meeting adjourned at 8:17 pm.