

WELCA Board Meeting Minutes

April 4, 2023

The meeting was called to order at 7:07 p.m.

In attendance: Andy Yarnell, Mike Goddard, Jim Foster, Dan Demello, Michael Iacino, Lucidel Smoczyk

A motion was made by Jim Foster to approve the March 2023 Meeting Minutes, seconded by Dan Demello. The minutes were approved without any changes with a unanimous vote.

Jim Foster presented the treasurer's report. He noted that the D&O insurance payment is due on April 18, 2023 and the yearly premium has risen nearly \$300, to a total cost of \$1,549.05

A motion was made by Jim Foster to approve the treasurer's report, seconded by Dan Demello. The treasurer's report was approved without any changes with a unanimous vote.

WELCA Treasurers Report

Prepared by Jim Foster

Checking Balance: \$ 1,680.17

Savings Balance: \$ 13,608.94 (includes \$ 1.53 interest in 2023)

Total Funds Available: \$ 15,289.11 as of April 4, 2023

Includes: 65 paid members in 2023

Total Dues = \$ 1,950. (33 paid by Venmo)

Beginning Balance, 1/1/2023 \$ 15,337. An increase of \$ 4,822 in 2022

Total March 2023 expenses: \$283.17

3/17/2023 # 2126 Alpha Graphics \$183.17 Printing for Dues Letters & Newsletter

3/31/2023 # 2127 Jim Foster \$100.00 Dues Letters stuffed & mailed

Dues paid as of April 4, 2023:

| Filing | Homes | # Paid | \$ pd. | % 2022. | % 2021 | % 2020 |
|--------|-------|--------|-------------|---------|--------|--------|
| 4. | 219 | 29 | \$870 13% | 60% | 55% | 56% |
| 6. | 161 | 12 | \$360 7% | 44% | 45% | 43% |
| 7. | 106 | 2 | \$60 2% | 39% | 41% | 41% |
| 8A. | 100 | 13 | \$390 13% | 73% | 75% | 75% |
| 9. | 84 | 9 | \$270 11% | 52% | 57% | 54% |
| All. | 669 | 65 | \$1,950 10% | 54% | 53% | 53% |

2023; 65 paid, 10%; 2022; 363 paid \$11,109 = 54%; 2021; 353 paid 53%; 2020; 355 paid 53%; 2019: 374 paid = 56 %; 2018: 385 paid 58%; 2017: 403 paid 60%; 2016; 397 paid 59 %.

Unfinished Business

- Lochwood community outreach ideas/events for 2023
 - WELCA has received several emails from residents requesting they be added to the email contact list.
 - Ideas were discussed for the upcoming Spring cleanup day
 - Have a table with food and beverages for volunteers
 - Have a sign displayed encouraging residents to stay and help and sign up to volunteer for future events.
 - Provide name tags for volunteers and board members.
 - Have flyers made up and on hand to pass out to residents asking for volunteers for future events.

New Business

- Develop meeting agenda with lawyers and decide who can/will attend the meeting
 - Questions for lawyers
 - How best to handle long-time RV/Trailer/boat parking violations
 - Discuss our violation protocol and make any necessary changes
 - Ask about developing a waiver we could use for events involving resident volunteers
 - Date and time – last week of April or the first part of May, all board members in attendance would like to attend.
 - Contact the lawyer to set a time and place that will work for the board.
- Short discussion about the WELCA help fund and path forward. Jean McReynolds heads up the committee and was not in attendance.

- Short discussion about adding news articles related to crime and safety (among others) to the newsletter and our Facebook page in the future.

Covenant Violations

- **Filing 4**
 - 1551 S. Queen St.
 - As of 4/1/23 camper parked back in driveway – need to follow up and take new pictures
 - 11247 W. Iowa Dr. – Trash cans in driveway
 - 1820 S. Parfet Ct. – Section 6.6 - Landscaping
 - Complaint was logged last Fall; chances are this resident will need a violation letter sent as Springtime is upon us. This front yard has historically not been maintained.

Meeting adjourned at 8:20 p.m.