

WELCA MINUTES: July 11, 2023

West Lochwood Board Meeting

Christian Fellowship Church

I) Call to Order:

Meeting called to order at 7:05 pm.

In Attendance: Andy Yarnell, Mike Goddard, Jim Foster, Lucidel Smoczyk, Dan Demello, and Mike Iacino.

Absent: Jean McReynolds, Steve McReynolds

Guests: Earl Wilson

II) Review of June 6 Meeting Minutes: A motion was made by Jim Foster to approve the May minutes, and second motion by Mike Goddard. The minutes were approved as written with a unanimous vote.

III) Treasurer's Report: WELCA Treasurer's report, dated June 6th as prepared by Jim Foster.

- **Checking Balance:** **\$1,198.15 (July 11)**
- **Savings Balance:** **\$14,610.47 (July 11th)** A total of \$3.06 interest paid in 2023
- **Total Funds Available as of July 11th, 2023 = \$15,808.62**

July 11th Includes 299 paid members in 2023 Total Dues=\$9030.00 (73 paid by Venmo)

Beginning Balance: **1/1/2022:** \$15,337

- **Expenses: for June & July total \$5,114.96**
 - 6/6/2023 May Common Area Maintenance \$320.00
 - 6/6/2023 Snacks for Spring Clean-up \$39.96
 - 6/8/2023 Altitude Law legal counsel \$1,551.00
 - 6/8/2023 Spring Clean-up Tip \$170.00
 - 6/20/2023 5280 Waste Management \$2554.00
 - 7/8/2023 June Common Area Maintenance \$500.00
- **Treasurer's Report Approved:** A motion was made by Jim Foster to approve the Treasurer's Report. This motion was seconded by Andy Yarnell. The motion was approved without any changes with a unanimous vote by the Board.

- **Spring Clean-up Discussion:** A few Lochwood residents brought in several pick-up truck loads or trailer loads. Most residents come once or twice. WELCA was not sure if those with several loads were contractors getting rid of demolition work, or if residents were remodeling.
 - A motion was made by Mike Goddard to not charge WELCA Resident (Dues paid) for the first two truck or trailer loads, but to add a fee of an additional \$30.00 for any additional loads made by the same residents. The motion was seconded by Michael Iacino. Motion passed with a unanimous vote by the WELCA Board.

V) Unfinished Business:

- **Altitude Law Email Follow-up:**
 - Altitude Law had some questions concerning the Amended, Restated Protective Covenants for both Filing No. 9 and Filing No. 4 – and Earl Wilson agreed to put some notation together for Andy Yarnell to address the questions. Work has started on this notation, but it involves digging back through 5 years of WELCA minutes to give the back history and answer the questions.
- **2nd Dues Letter:**
 - A second Dues request letter will be sent out in July. The WELCA Board voted in June to approve the second Dues letter. A Newsletter might possibly accompany the Dues request.
- **CPR training Class – need to set a date if we are moving forward**
 - Jean McReynolds was not available to let the WELCA Board know when her training would be completed. Once her training is completed the Board may be better able to set and publicize a date.

VI) New Business:

- **WELCA Website Renewal:**
 - Earl to check costs and report back to Andy Yarnell, Jim Foster, and the WELCA Board. The Website expires on August 15th.
- **Santa Visit in December:**
 - Earl to check with Bill Stout an old WELCA Board member who used to organize the Santa for the event. Report back in August meeting.

VII) Covenant Violations:

Violations listed are from June 6th listing, as Jean was absent to give us an update on any changes or additions and review open cases

- **Case 101** – Camper in driveway, trash cans in driveway, mess along the side of the house.
- **Case 102** – Pallets in driveway, trash cans left out.

- **Case 103** – Landscape issue – Weeds in front yard
- **Case 104** – Landscape issue – Tall weeds in front yard
- **Case 105** – Trash cans out
- **Case 106** – Roto-tiller left out on drive way, trash cans left out, junk cars in drive under torn tarp. Junk and clutter in front yard.

VIII) Adjourn:

Meeting was adjourned at 8:30 pm.