

CROFTON HILLS



CROFTON HILLS HOMEOWNERS ASSOCIATION

Date: 11/10/2022

Time: 7:02 pm

Facilitator: J.D. Wilson

Board members

J.D.Wilson, President | Tory Ostic, Vice President | Carol Garcia, Treasurer

Home Owners

Maxine Cook | Josh and Amy Peyton

Time	Item	Owner
7:02 pm	Welcome	J.D. Wilson
7:05 pm	New Business	J.D. Wilson
	A. Bylaw Amendment – This amendment will change the By Laws from three Board of Directors voting rights to five Board of Directors with voting rights. Since there is little participation from the homeowners the Board of Director usually also fill the positions of President, Vice President, Treasurer, Secretary, and at Large.	
	B. Annual Meeting – TO be scheduled in January or early February. Proxy card to be included.	
	C. Renters cap – Jennifer Hill (Crofton Hills Lawyer) is working on a proposal to change the CCRs to put a renters cap in place. The Board will need to research the current norm for HOA's renters caps.	
	D. Landscaping – Malone's charges a fix rate per month and it is charged over the 12 months of the year. The Board would like to reach out to Malone's to see if there could be a lower rate for individual yards if we had several homeowners wanting service.	
	E. Bell Anderson – Concerns were raised about availability to hear homeowner complaints, not responding, late payments,	

Time	Item	Owner
	<p>delinquent filings, and incorrect financials. The Board needs to ensure to document all these issues for tracking. It was decided that Bell Anderson will not be used to distribute the HOA's meeting minutes.</p> <p>F. Street Lights – Board to follow-up on who is responsible for bulb change</p> <p>G. Budget – The 2023 Budget needs to be completed by 11/30 to be sent to Bell Anderson. Carol Garcia to draft a 2023 budget for Board review.</p> <p>H. Welcoming Committee – Amy proposed a Welcoming Committee, the Board agrees. Further discussion of next steps will happen in future Board Meetings, type of events, how to get the message out to homeowners, how to identify new homeowners. How could the Facebook and Website get updated and socialized.</p> <p>I. New Slide – The Board needs to request that Bell Anderson get a quote for a new slide but also a quote for new park equipment options.</p> <p>J. Secretary role – The activities the Secretary performs was outlined by the Board President. The Secretary role is open.</p> <p>K. Violations - Maxine Cook has agreed to walk the property and review Bell Anderson's proposed violation list and submit back to the board to respond to Bell Anderson. Board needs to review the CCRs for house capacity due to renters possibly subleasing, multiple cars, and noise control.</p>	
7:30 pm	<p>Committee Reports</p> <p>A. Financials – Carol Garcia</p>	J.D. Wilson
7:50 pm	<p>Next Board Meeting – Dec 5th 7pm at J.D. Wilson's house Address: 16011 SE 253rd PL Covington WA 98042</p>	J.D. Wilson
8:00 pm	Adjournment	Owner 11