

# CROFTON HILLS HOMEOWNERS ASSOCIATION

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*Minutes of the Board of Directors meeting of the Crofton Hills Homeowners Association, Covington, WA,  
held at Josh and Amy's home, in Covington, WA, at 7PM on April 3, 2023*

## Board Members

J.D. Wilson, President | Tory Ostic, Treasurer | Josh Peyton, Vice President | Amy Peyton, Secretary

## Others

Debi Alexander (via Zoom)

## Approval of the Minutes of the Previous Meeting

Motion through email by Amy Peyton on March 1, 2023, to approve the minutes of the meeting last held on February 29, 2023. Motion seconded through email by Josh Peyton on March 1, 2023. Motion passed.

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Time	Item	Owner
7:05PM	Call to Order	J.D. Wilson
	<b><u>OLD BUSINESS</u></b>	
7:05PM	<b>Treasurer/Financial Reports</b> - Dues collections down to 5 homeowners left. Emphasis payment plan for those with a hardship case in delinquency letter.	Tory Ostic & Debi Alexander
7:15PM	<b>Property Manager's Report</b> - Delinquencies – discussion about when delinquency dues are. Board is requesting Bell-Anderson states more clearly on delinquency letter what are the dues for the year versus amount due today which would be delinquent. Board requesting separate information sheet on liens be included with delinquency letter.  -Josh is following up with the homeowners when they have questions.  -Discussion about email follow-ups.  -Executive session - decision about homeowner request  -In couple weeks, Debi will be doing a drive through. Suggesting she do the drive through on Wednesday, Thursday, or Friday to check for garbage cans still out.  -AC Unit has been approved for Mr. Nguyen	Debi Alexander

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<b>Time</b>	<b>Item</b>	<b>Owner</b>
7:55PM	<b>Playground Improvement</b> – In the budget money has been set aside for the slide and what is required to fix irrigation issue. We won't be able to do more this year with the playground. Debi to ask Malones about how much an improvement in playground and park area would cost for next year's budget.	J.D. Wilson
7:57PM	<b>Cedcore Reserve Study Bid</b> – Thankful for the bid. We don't have the funds this year to do this, but hoping next year we can add it to the budget.	Debi Alexander
8:01PM	<b>Malone's Landscaping Management</b> – We don't have it in the budget this year to update roundabout, but hopefully next year.	J.D. Wilson & Debi Alexander
8:02PM	<b>Barking Dog Complaint</b> – Homeowner was informed	Josh Peyton
8:05PM	<b>Spring Visits to Owners</b> -Discussed important dates we want to let homeowners know about -We will collect CCR votes as we go out	Amy Peyton
	<b><u>NEW BUSINESS</u></b>	
8:17PM	<b>Playground/Community Property</b> -Drainage Problem/Irrigation System Leak...Debi to make sure that Malone's is aware and taking care of the issue. -J.D. will order a slide. Josh will talk with Roman about helping put up the slide and how to take care of the light that is out.	J.D. Wilson
8:18PM	<b>House Paint Approval Request</b> – approved by board	Tory Ostic
8:19PM	<b>Board Vote</b> – Bell-Anderson to meet virtually instead of in person. HOA approved and will save \$120 each time we have a meeting with Debi.	Debi Alexander
8:22PM	<b>Summer Community BBQ</b> – Date still TBD. Looks like mid-end of July would probably be best.	Amy Peyton
8:23PM	<b>Next Meeting</b> – Amy will propose some dates for the next May meeting. Debi will join for June meeting.	Amy Peyton
8:23PM	<b>Other Business</b> – The state of Washington is about to pass a bill that would require HOAs not to prohibit daycares out of homes. For our neighborhood this isn't a problem.	Debi Alexander
8:25PM	<b>ADJOURNMENT</b>	

## ACTION ITEMS FROM MEETING

- **Delinquency Letters** – Debi to change wording and include a better breakdown of fines and what is delinquent. Also, to include an informational sheet about what a lien means.
- **Playground** – J.D. will order slide. Josh will talk to Roman about installing slide and fixing the light in the park that Puget Sound is not responsible for.
- **Spring Visit** – Amy will finish handouts and set dates with the board to visit homeowners.
- **Next Meeting** – Amy will propose next meeting to board