

CROFTON HILLS HOMEOWNERS ASSOCIATION

*Minutes of the Board of Directors meeting of the Crofton Hills Homeowners Association, Covington, WA,
held at Josh and Amy Peyton's home, in Covington, WA, at 6:30PM on June 12, 2023*

Board Members

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

Approval of the Minutes of the Previous Meeting

Motion passed for previous meeting minutes.

Time	Item	Owner
6:39PM	Call to Order	Josh Peyton
	<u>OLD BUSINESS</u>	
6:40PM	Treasurer/Financial Reports <ul style="list-style-type: none">We are doing well with delinquencies. Only 2 outstanding balances right now.Slide replacement – Board votes to put on hold now because of shipping costsReserve study quotes requested of Debi and board agrees to get a reserve study done in lieu of slide replacement this year to help replenish budgetDiscussion about where hard copies/files for Federal Tax Return and other documents are and should be locatedKing County Property Tax was paid by Bell-Anderson	J.D. Wilson and Tory Ostic
7:10PM	Malone's Landscaping <ul style="list-style-type: none">Irrigation system repair approved by the board and Debi will inform Malone'sStick with Malone's through the summer and then get other bids in the fall.	J.D. Wilson
7:13PM	CD's - Board chooses not to renew these	J.D. Wilson
7:14PM	Property Manager's Report <ul style="list-style-type: none">Private session and decision by the boardPOD issue discussed.Home with dogs that are disrupting the neighborhood – Debi sent a warning to the home owners. If it happens again, fines will go out.	Debi Alexander

Time	Item	Owner
	<ul style="list-style-type: none"> • Compliance issues are going well overall • Discussion of commercial vehicle in driveway 	
7:36PM	Rental Amendment Extended Request <ul style="list-style-type: none"> • Deadline extended until December 31, 2023 • During house visits the HOA board will try to collect votes 	J.D. Wilson
7:38PM	House Visits <ul style="list-style-type: none"> • Visits will happen in the next few weeks in the evenings. • Debi will send out rental amendment vote reminders before the board goes out • Tory and Amy will work out printing details for the handouts 	Amy Peyton
7:43PM	Summer Community Brunch <ul style="list-style-type: none"> • Date July 29, 2023 at 10AM set for brunch • Amy will coordinate this event and be in communication with the board about food and decor 	Amy Peyton
	<u>NEW BUSINESS</u>	
7:45PM	Reports to the Washington State Secretary of State <ul style="list-style-type: none"> • Due September 30, 2023 • Bell-Anderson will take care of these 	J.D. Wilson
7:48PM	Next Meeting <ul style="list-style-type: none"> • Set for August 21, 2023 at 6:30PM...board only. Debi will join our September meeting which will be our budget planning meeting. 	Amy Peyton
7:50PM	ADJOURNMENT	

ACTION ITEMS FROM MEETING

- **Handouts printed** – Tory and Amy will work on getting these done
- **Dog Issue** – Josh will follow-up with home owners

- **POD Issue** – Josh will communicate with the homeowners and then Debi will send out letter
- **Home Visits** – The board will make home visits over the next couple weeks
- **July Community Brunch** – Amy will coordinate this event