

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 August 21, 2023*

Board Members

J.D. Wilson, President (via Zoom) | Tory Ostic, Treasurer | Josh Peyton, Vice President |
Amy Peyton, Secretary

Others

Conrad Krabtree, homeowner

Approval of the Minutes of the Previous Meeting

Motion through email by Amy Peyton on June 16, 2023, to approve the minutes of the meeting last held on June 12, 2023. Motion seconded through email by Josh Peyton on June 18, 2023. Motion passed.

Time	Item	Owner
6:30PM	Call to Order	J.D. Wilson
6:32PM	Meeting with Conrad Krabtree <ul style="list-style-type: none">• Josh and J.D. to follow up with lawyer about 2 time violations...what is it for and what is the intent	J.D. Wilson
	<u>OLD BUSINESS</u>	
7:00PM	Bell-Anderson Report <ul style="list-style-type: none">• Architectural Approval Form for lot 72 - APPROVED	J.D. Wilson
7:05PM	Treasurer/Financial Reports <ul style="list-style-type: none">• Follow-up with Debbie about where we are at with our budget...should include operational budget• Reserve Study Reviews: Read through these proposal. J.D. suggests Samdal. The rest of the board members will compare Samdal and Association Reserves.	Tory Ostic
7:13PM	Debrief on Neighborhood Handouts <ul style="list-style-type: none">• We don't think we will get enough votes for the rental agreement• Amy will oversee new neighbor visits	Amy Peyton

Time	Item	Owner
7:30PM	Debrief on Community Brunch <ul style="list-style-type: none"> • Costs for the brunch \$50.70 • Spring event next year 	Amy Peyton
	<u>NEW BUSINESS</u>	
7:35PM	October Meeting <ul style="list-style-type: none"> • Include a Q&A session in this meeting • Debbie needs to be at the meeting • Amy to reserve library • Proposed budget mainly established by Debbi • Reserve study in the budget for next year • Find out if Malone's is raising rates for landscaping • What is Bell-Anderson charging for next year or following years • Debbie brings proposed operational budget 	J.D. Wilson
7:40PM	Next Meeting <ul style="list-style-type: none"> • Set for September 25th or 26th with Debbie on Zoom 	Amy Peyton
7:42PM	Other Business	Amy Peyton
7:49PM	ADJOURNMENT	

ACTION ITEMS FROM MEETING

- **Rental Agreement** – Follow up with lawyer about wording about 2 violations
- **J.D.** – Follow up with Debbie about budget planning...where are we at?
- **Tory, Josh, and Amy** – Read through reserve studies
- **Amy** – Welcome lot 48 to the neighborhood with cookies
- **Josh** – Follow up with Debbie about compliance communications
- **Amy** – set up October meeting with Debbie and the library