

CROFTON HILLS HOMEOWNERS ASSOCIATION

*Minutes of the Board of Directors meeting of the Crofton Hills Homeowners Association, Covington, WA,
held at J.D. Wilson's home, in Covington, WA, at 6PM on September 25, 2023*

Board Members

J.D. Wilson, President | 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 September 25, 2023, to approve the minutes of the meeting last held on August 21, 2023. Motion seconded by J.D. Wilson and Josh Peyton on September 25, 2023. Motion passed.

Time	Item	Owner
6:10PM	Call to Order	J.D. Wilson
6:10PM	Preliminary Budget Review with Board <ul style="list-style-type: none">• Board had a preliminary discussion about the budget based on Amy's conversation with Debi on Thursday, September 21st• Board decided to finish researching other landscaping companies for next year, but will most likely stick with Malone's based on price and quality• Board decided to move all funds from US Bank to First Citizens Bank where Bell-Anderson can directly manage the funds and bills. This means the board will be pulling out money that rolled over into a CD which will have a slight fine.• Board will close P.O. Box and have all mail directly go to Bell-Anderson...this will save money	Amy Peyton
	<u>BUSINESS WITH PROPERTY MANAGER</u>	
6:30PM	Budget Review with Debi <ul style="list-style-type: none">• Updated Debi on decisions board made regarding the questions about budget funds• Board decides to move all things to Bell-Anderson for a more streamline system• Board decided to have reserve study done next year. Requesting that the reserve study include beauty bark landscaping around the neighborhood.	Debi Alexander

Time	Item	Owner
	<ul style="list-style-type: none"> • Board has decided there should be a slight increase of HOA dues every year. This year there will be a 2.5% increase to \$615 to reflect inflation. 	
6:50PM	<p>Bell-Anderson Report</p> <ul style="list-style-type: none"> • Delinquencies reviewed • CC&R amendment discussed • Compliances and other such things discussed • Board approves for Malone’s to take down trees and branches 	Debi Alexander
	<u>NEW BUSINESS</u>	
7:10PM	<p>Sign Down in Round About</p> <ul style="list-style-type: none"> • Homeowner Keith Cook already made a report to the City of Covington about the sign 	Amy Peyton
7:12PM	<p>Next Meeting</p> <ul style="list-style-type: none"> • Set for Tuesday, October 24th at 6PM at the Covington Public Library 	Amy Peyton
7:20PM	ADJOURNMENT	

<u>ACTION ITEMS FROM MEETING</u>
<ul style="list-style-type: none"> • Debi – Send homeowners budget ramification meeting details for October meeting and bring ballots for CC&R vote to meeting • JD – Change website from automatic checking after bank change • Tory and Amy – Close US Bank and CD...transfer all funds to Citizen’s Bank with a cashier’s check to Bell-Anderson • Tory – Close P.O. Box and direct all mail to Bell-Anderson • Board – Board to discuss in November meeting fines for renters who haven’t turned in paperwork. Ask lawyer about the rules for rental fines or dues.