

CROFTON HILLS HOMEOWNERS ASSOCIATION

*Minutes of the Crofton Hills Homeowners Association, Covington, WA, Annual Meeting
Held through Zoom on February 26, 2024*

Board Members

J.D. Wilson, President | Josh Peyton, Vice President | Sandra Anderson, Treasurer | Amy Peyton, Secretary | Tory Ostic, Director-At-Large | Debi Alexander, Property Manager for Bell-Anderson

Others – 8 other community members

Time	Item	Owner
6:45PM	Call to Order <ul style="list-style-type: none">Late call to order as there wasn't a quorum.This meeting started as just informational as a quorum wasn't presentThe community was not able to approve the minutes from last year	J.D. Wilson
	OLD BUSINESS	J.D. Wilson
6:45PM	President's Report <ul style="list-style-type: none">Highlights: community pancake breakfast; conducted a reserve study; collected over half of the homeowners in the community	
6:48PM	Treasurer's Report <ul style="list-style-type: none">Showed the 2023 FinancialsReported on money being removed from CD's and plans to reinvest	Sandra Anderson
6:54PM	Officially Have a Quorum	
6:55PM	Voted on Minutes from January 2023 <ul style="list-style-type: none">Minutes were approved by the community	Amy Peyton
6:58PM	Secretary's Reports <ul style="list-style-type: none">1 community meeting in January at the Covington Library and 1 community budget ratification meeting in OctoberTotal of 7 HOA meetingsQuestioned the community if they wanted to continue having events or cut them. Resident voiced wanting to continue with events like the pancake breakfast and another resident disagreed. The board is	Amy Peyton

Time	Item	Owner
	of the opinion not to spend money on events as the community is not wanting to participate and save money at this time.	
7:05PM	<p>CCR Vote</p> <ul style="list-style-type: none"> • Participation was terrible with voting for the CCR • Board decided not to continue with spending money trying to get votes • Resident proposed to get rid of the HOA board and said that he would get the votes to do that 	J.D. Wilson
7:10PM	<p>Replacing the Slide</p> <ul style="list-style-type: none"> • Board decided not to replace the slide because the shipping costs were so expensive 	J.D. Wilson
	NEW BUSINESS	
7:12PM	<p>Reserve Study</p> <ul style="list-style-type: none"> • President and Treasure shared with the members what the reserve study was for; why it was needed; and what we are doing with it 	J.D. Wilson and Sandra Anderson
7:19PM	<p>Community Questions</p> <ul style="list-style-type: none"> • Resident brought up that the park has a rebar sticking up from the ground and is dangerous. J.D. stated that the board would work on resolving that issue • Resident asked about getting a speed bump put in between the old houses and new houses. J.D. said that he would send an email to the city council and public works director and see if they are willing to address this. If needed, there will be a group who goes to the city council meeting and ask that question. • Resident asked about why landscapers won't trim trees in front of the stop signs. J.D. explained that the city is responsible for the trees on our streets, the HOA board is not responsible for that. J.D. will ask the city to address their trees that are obstructing the stop signs. • Resident can't take children to the park due to danger and unkempt appearance. J.D. let homeowner know that the reserve study does list an upgrade to the park, but we need to budget for that upgrade. We do need to first address the drainage issue. • Resident noticed lights in the developments are out and horrible. Wondering if Puget Sound Energy would replace the bulbs with 	Debi Alexander

Time	Item	Owner
7:50PM	ADJOURNMENT	J.D. Wilson

LED. Also, had questions about the danger of the sidewalks and wondering if the city or HOA are responsible. J.D. did acknowledge that the city is responsible for the sidewalks. Send requests to the city with "See. Click. Fix". Right now the board will put on hold the request to Puget Sound Energy about the light bulbs.

- Resident requested that there be no rentals and said that we should be able to limit the rentals in the community. J.D. and Debi explained that for that to happen we would need to get enough votes which we did not get.