

# CROFTON HILLS HOMEOWNERS ASSOCIATION

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*Minutes of the Board of Directors meeting of the Crofton Hills Homeowners Association, Covington, WA,  
held through Zoom at 6:30PM on September 16, 2024*

## Board Members

J.D. Wilson, President (via Zoom) | Josh Peyton, Vice President (via Zoom) | Sandra Anderson, Treasurer (via Zoom) | Amy Peyton, Secretary (via Zoom) | Tory Ostic, Director-at-Large (via Zoom)

## Others

Debi Alexander (via Zoom)

## Approval of the Minutes of the Previous Meeting

May, June, July minutes motioned for approval by Amy Peyton via email on August 19<sup>th</sup>. Seconded by Tory Ostic and other members on September 20<sup>th</sup>. Motion passed.

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<b>Time</b>	<b>Item</b>	<b>Owner</b>
6:31PM	<b>Call to Order</b>	J.D. Wilson
6:31PM	<b>PM Report with Property Manager</b> <ul style="list-style-type: none"><li>• Delinquencies</li><li>• Correspondence<ul style="list-style-type: none"><li>-issue with landscaping not getting the trash completed</li></ul></li><li>• Compliance<ul style="list-style-type: none"><li>-another drive through in a few weeks</li></ul></li><li>• ACC Requests<ul style="list-style-type: none"><li>-Turf request approved</li><li>-Board will inspect other turf property</li></ul></li><li>• Maintenance<ul style="list-style-type: none"><li>-Board wants to ask if the irrigation clock upgrade would require a subscription. Board will probably not go forward with the upgrade.</li></ul></li><li>• CAU insurance renewal<ul style="list-style-type: none"><li>-Board will approve the two year rate for the insurance and renew the contract.</li></ul></li></ul>	Debi Alexander
6:57PM	<b>Treasurer's Report</b> <ul style="list-style-type: none"><li>• Sandra, Josh, and Amy opened a BECU account gives a better savings rate. Sandra and J.D. will be moving the USA Funds into the BECU account this week.</li><li>• Money will move into the BECU CDs as they have a better rate of return. Board agrees not to have the CDs automatically roll over.</li></ul>	Sandra Anderson

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Time	Item	Owner
7:05PM	<p data-bbox="297 254 459 279"><b>2025 Budget</b></p> <ul data-bbox="297 306 1235 611" style="list-style-type: none"> <li data-bbox="297 306 1235 373">• Debi already requested information from vendors about any increase in cost</li> <li data-bbox="297 384 1235 531">• Board to propose using bark as a work party opportunity in the neighborhood. Board will see if other members of the community are willing to get involved and help spread bark. Debi will get other bids for bark.</li> <li data-bbox="297 541 1235 611">• Board discussed whether to increase rates more than originally thought or have a special assessment</li> </ul>	Sandra Anderson
7:47PM	<p data-bbox="297 684 516 709"><b>New HOA Dues</b></p> <ul data-bbox="297 737 1192 1083" style="list-style-type: none"> <li data-bbox="297 737 1192 846">• Debi suggests increasing dues a bit this year, and then inform the community that dues will be going up more significantly the following years</li> <li data-bbox="297 856 1192 966">• Board wants to invite the community to be part of fixing up the community and voting where we spend the reserve study money. This would be an informational vote.</li> <li data-bbox="297 976 959 1001">• Board decided on \$675 for annual dues amount</li> <li data-bbox="297 1012 1192 1083">• Debi and Sandra will work at sending a letter out to homeowners about why we are increasing the dues like we are.</li> </ul>	Sandra Anderson
8:17PM	<p data-bbox="297 1157 748 1182"><b>Next Ratification Budget Meeting</b></p> <ul data-bbox="297 1209 1167 1276" style="list-style-type: none"> <li data-bbox="297 1209 1167 1276">• Meeting set for October 22<sup>nd</sup> at 6:30PM. Zoom meeting with the homeowners invited.</li> </ul>	Amy Peyton
8:21PM	<p data-bbox="297 1346 724 1371"><b>Presidency Vacancy Coming Up</b></p> <ul data-bbox="297 1398 1240 1545" style="list-style-type: none"> <li data-bbox="297 1398 1240 1465">• Board votes people on the board. There are 5 board positions and then there can be others on other committees.</li> <li data-bbox="297 1476 1240 1545">• Facebook and website announcement about asking the community to participate</li> </ul>	Josh Peyton
8:32PM	<b>Meeting Adjourned</b>	J.D. Wilson

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**Time**

**Item**

**Owner**

**ACTION ITEMS FROM MEETING**

- **Josh, Amy, Tory** – Inspect turf yard
- **Sandra and JD** – Move funds from US Bank to BECU bank
- **Josh and Amy** – Welcome new neighbors
- **Josh** – Talk with Roman about spreading bark
- **Debi** – Get other bids for bark cost