

CROFTON HILLS HOMEOWNERS ASSOCIATION

*Minutes of the Crofton Hills Homeowners Association, Covington, WA, Annual Meeting
Held through Zoom on February 18, 2025*

Board Members

J.D. Wilson, retiring President | Josh Peyton, Vice President | Sandra Anderson, Treasurer | Amy Peyton, Secretary | Debi Alexander, Property Manager for Bell-Anderson

Others – 8 other community members

Time	Item	Owner
6:39PM	Introductions	Josh Peyton
6:41PM	Call to Order and Quorum Count <ul style="list-style-type: none">We had enough of a quorum count to hold the meeting	Josh Peyton
6:42PM	Minutes of Previous Annual Meeting <ul style="list-style-type: none">Approval of minutes from February 2024 annual meeting	Amy Peyton
6:43PM	City Council Member <ul style="list-style-type: none">HOA Board does have the responsibility of taking care of the trees in the neighborhood...city does not have responsibility of the trees on the streetCovingtonCONEX – report sidewalk issues to the city that are coming from tree rootsParking vehicle violation discussion – Debby Hartsook talked through the violation rules and will send a copy of information to the HOAFirework question – hard to enforce, but they are doing their bestNo parking signs are confusing – HOA board requesting the signs on one side onlyDiscussion on water and sewer utility taxSpeeding question about 256th street	Debby Hartsook
7:19PM	President's Report <ul style="list-style-type: none">Highlights: Tory Ostic became director at large and Sandra Anderson became the treasurer; J.D. stated he was resigning in July; CD from US Bank were moved to BECU for a better rate; approval of the budget in October; federal requirement to report information from HOAs...so board filed the report; board discussed the street lights; Tory resigned from the board due to family responsibilitiesRequest for others to join the board	J.D. Wilson

Time	Item	Owner
7:25PM	Treasurer's Report <ul style="list-style-type: none">• Showed the 2024 Financial Statements• Any community member can get a copy of the reserve study• Summary of what the reserve study was for and how we are managing it• Homeowners should expect an increase to HOA dues every year	Sandra Anderson
7:46PM	Election of Board <ul style="list-style-type: none">• Review of responsibilities• Konrad Crabtree, Michele Gulley, and Carol Garcia are willing to join the board• Motion to approve of the board members – new members approved	Debi Alexander
8:00PM	Community Questions or Comments <ul style="list-style-type: none">• Resident member motioning to move up HOA dues for 2026 so the amount for our reserve study is fully funded in 5 years. Board will discuss this in this year's budget planning meetings for 2026.	Amy Peyton
8:04PM	ADJOURNMENT	J.D. Wilson
