

# 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

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<b>Time</b>	<b>Item</b>	<b>Owner</b>
6:39PM	<b>Introductions</b>	Josh Peyton
6:41PM	<b>Call to Order and Quorum Count</b> <ul style="list-style-type: none"><li>• We had enough of a quorum count to hold the meeting</li></ul>	Josh Peyton
6:42PM	<b>Minutes of Previous Annual Meeting</b> <ul style="list-style-type: none"><li>• Approval of minutes from February 2024 annual meeting</li></ul>	Amy Peyton
6:43PM	<b>City Council Member</b> <ul style="list-style-type: none"><li>• 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 street</li><li>• CovingtonCONEX – report sidewalk issues to the city that are coming from tree roots</li><li>• Parking vehicle violation discussion – Debby Hartsook talked through the violation rules and will send a copy of information to the HOA</li><li>• Firework question – hard to enforce, but they are doing their best</li><li>• No parking signs are confusing – HOA board requesting the signs on one side only</li><li>• Discussion on water and sewer utility tax</li><li>• Speeding question about 256<sup>th</sup> street</li></ul>	Debby Hartsook
7:19PM	<b>President's Report</b> <ul style="list-style-type: none"><li>• 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 responsibilities</li><li>• Request for others to join the board</li></ul>	J.D. Wilson

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

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