

CROFTON HILLS HOMEOWNERS ASSOCIATION

*Minutes of the Board of Directors meeting of the Crofton Hills Homeowners Association, Covington, WA,
held over Zoom, in Covington, WA, at 6:30PM on June 23, 2025*

Board Members

Carol Garcia, President | Josh Peyton, Vice President | Sandra Anderson, Treasurer | Amy Peyton, Secretary | Michele Gulley | Konrad Crabtree |

Others

Debi Alexander (via Zoom)

Approval of the Minutes of the Previous Meeting

Motion by Josh Peyton on June 23, 2025, to approve the minutes of the meeting last held on April 14, 2025.
Motion seconded by Sandra Anderson. Motion passed.

Time	Item	Owner
6:37PM	Call to Order	Josh Peyton
6:37PM	Approval of Minutes from Previous Meeting <ul style="list-style-type: none">Board approved the minutes from last meeting	Amy Peyton
6:38PM	PM (Property Manger's) Report <ul style="list-style-type: none">DelinquenciesDebi sent out request for second payments from homeowners who chose to break up their payments from January to JuneCorrespondence letters sent out by Debi	Debi Alexander
6:48PM	Treasurer/Financial Reports <ul style="list-style-type: none">PSE credit issue – being taken care of shortlyMay not be able to pull money from operational into reserve if we do a new playground	Sandra Anderson
6:53PM	Playground Update <ul style="list-style-type: none">Originally playground was on hold because of the drainage issueConcern is compliance with Washington State law on playground – wood chips neededToo much money for a 9" removal and replacementDebi will reach out and see if she can find other quote for 4" depth removal which is in compliance with Washington State	Josh Peyton

Time	Item	Owner
	<ul style="list-style-type: none"> • Per budget this will make us red for this year • Board chooses to pre-approve up to \$15,000 for chip removal and replacement 	
7:21PM	House Visits <ul style="list-style-type: none"> • Only about 4 house owners talked with Michele • Recommended each board member be intentional to talk with their neighbors and try to foster more of a community atmosphere • Recommends we go and do round to talk to people 1-2 times a year 	Michele Gulley
7:26PM	WUCIOA Law Changing <ul style="list-style-type: none"> • State will be requiring board meetings to be scheduled out at least two weeks ahead of time. • Debi recommends a meeting schedule at the beginning of the year that can be sent out to all home owners • Two weeks ahead of time an agenda needs to be posted • Comment session will be required at the beginning of every HOA board • No decisions may be made outside of a meeting 	Debi Alexander
7:37PM	Website <ul style="list-style-type: none"> • Konrad will get training from JD on how to do the website and record it for the rest of the board 	Carol Garcia
7:40PM	Next HOA Meeting <ul style="list-style-type: none"> • Board members August 18th at 6:30PM 	Amy Peyton
7:42PM	ADJOURNMENT	Carol Garcia

Time

Item

Owner

ACTION ITEMS FROM MEETING

- **Josh** – Reaching out to Roman to see about help with the playground
- **Debi** – Send out contact list of board members
- **Debi** – Get price quote for 4” chip removal and replacement
- **Konrad** – Talk with JD about how to run the website and post meeting minutes once they have been approved by the board