

CROFTON HILLS HOMEOWNERS ASSOCIATION

*Minutes of the Crofton Hills Homeowners Association, Covington, WA, Budget Ratification Meeting
Held through Zoom at 6:30PM on October 28, 2025*

Board Members

Carol Garcia, President | Sandra Anderson, Treasurer | Amy Peyton, Secretary | Michele Gulley, Director-at-Large | Konrad Crabtree, Director-at-Large

Others

Debi Alexander | Homeowners in attendance: Sheri Arrigoni; Irene Cervantes; Cary Hutchinson;

Approval of the Minutes of the Previous Meeting

Time	Item	Owner
6:33PM	Call to Order	Sandra Anderson
6:35PM	Join the HOA Team <ul style="list-style-type: none">• Three board members are stepping down at the beginning of the year: President, Vice President, Secretary• Home owners are being invited to join the HOA board	Sandra Anderson
6:38PM	Presentation of the 2026 Budget <ul style="list-style-type: none">• Current balance sheet presentation: reserves have grown• Income statement reviewed this year: we were over budget this year due to the playground upgrade that Washington State requires for compliance• Reserve study overview. Home owners can find the 2024 reserve study on the Crofton Hills website. Homeowner wondering about what other HOAs have in reserves, but Debi said that it varies greatly and we would not know that information.• Budget Changes:<ul style="list-style-type: none">Electricity – 40% increaseWater/Irrigation increasingGeneral Maintenance – nothing scheduledLandscaping contract – increasing 3%Management fees – increasing 3%	Sandra Anderson

Time	Item	Owner
7:01PM	Ratify the Budget <ul style="list-style-type: none">• Budget is ratified	Sandra Anderson
7:02PM	Questions <ul style="list-style-type: none">• One personal homeowner question	Sandra Anderson
7:03PM	ADJOURNMENT	Sandra Anderson
