

# 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 December 1, 2025*

## Board Members

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

## Others

Debi Alexander

## Approval of the Minutes of the Previous Meeting

August/September and October minutes motioned for approval by Amy Peyton. Carol Garcia and Sandra Anderson approved and seconded the motion to approve. Motion passed.

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<b>Time</b>	<b>Item</b>	<b>Owner</b>
6:35PM	<b>Call to Order</b>	Carol Garcia
6:35PM	<b>Treasurer's Report</b> <ul style="list-style-type: none"><li>• CD ready to roll over, but only will make 1% more than the Money Market. Sandra wasn't sure it would be worth it to roll over the money and tie it up. The HOA agrees with Sandra's thoughts. We will hold the money in the Money Market and wait for a better rate.</li><li>• We have extra funds in the operating account, but will leave those funds in that account as we roll into the new year.</li></ul>	Sandra Anderson
6:40PM	<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>- Discussion about whether or not the HOA is responsible for fence removals. Board needs to make a clarifying statement about what fences the HOA considers "perimeter" fencing.</li><li>- Friendly reminder to pick up after dogs on walks</li></ul></li><li>• Compliance<ul style="list-style-type: none"><li>• Issue of cars on street was brought up. Debi let us know that the cars are the city's responsibility and need to be reported to them</li></ul></li><li>• Maintenance</li></ul>	Debi Alexander

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7:35PM	<b>WUCIOA Changes</b> <ul style="list-style-type: none"><li>• Homeowners will need to be informed about when the HOA board meetings are. Board needs to schedule and decide when the HOA meetings will be taking place in 2026. Debi's meetings can be Tuesdays or Thursdays in 2026.</li><li>• Homeowners need to be aware that requests and issues will be taking a lot longer because the board has to meet in order to make decisions. Decisions can't be made through email. Meetings can be cancelled through email blast. Homeowners will need to be aware of any new meeting.</li></ul>	Debi Alexander
7:48PM	<b>Date for Annual Meeting</b> <ul style="list-style-type: none"><li>• Tuesday, February 17, 2026</li></ul>	Amy Peyton
7:51PM	<b>Exchanging of Board Members</b> <ul style="list-style-type: none"><li>• Debi will send out notifications asking for board members</li><li>• Carol is willing to lead the annual meeting if needed</li></ul>	Amy Peyton
7:58PM	<b>Meeting Adjourned</b>	Carol Garcia

**ACTION ITEMS FROM MEETING**

- **Carol and Michele** – Will be visiting some homeowners
- **Debi** – Will create a clarifying statement that the HOA board will take responsibility for the fences on 256<sup>th</sup> but no other.
- **Debi** – Will inform homeowners about the new WUCIOA changes.

