



River Crossing Homeowners' Association

P.O. Box 14485
Mill Creek, WA 98082

Second Quarter Meeting Minutes

June 30, 2025

Location: Hybrid (In-person and Remote)

Board Members Present: Fred Row, Jason Redmond, Crystal Lynch, Stephanie Bevans, Camey Gill, Guy Armfield (arrived at 7:30), and Cheryl Milloy (remote).
Three HOA members joined remotely.

Call to Order: The meeting was called to order by President Fred Row at 7:00 p.m.

I. Homeowner's Comments

- Tina Russell expressed interest in creating and managing a River Crossing Facebook group.
Action Item: The Board will respond to this request at the next regular meeting.
- A homeowner requested a reminder regarding neighborhood safety protocols due to recent sightings of vagrants and a bear. They wanted to remind everyone to keep garage doors closed when working in back yards or when in their homes, and to ensure windows and doors are locked at night.

II. Approval of Minutes

Motion to approve the [Minutes of the May 12, 2025](#), special Board meeting approved by all. **Motion carried.**

III. Treasurer's Report *(Presented by Crystal Lynch)*

[Treasurer's Report](#)

[Budget to Actual](#)

[Balance Sheet](#)

- The Balance Sheet included a **Theoretical Reserve Projection Model**.
- **Reserve Gap Model** presented.

Motion to approve the May 2025 financial reports approved by all. **Motion carried.**

Old Business

IV. Board Code of Conduct *(Presented by Fred Row and Crystal Lynch)*

Motion to approve the [Board Code of Conduct](#) approved by all present members (Guy Armfield had not yet arrived). **Motion carried.**

V. Retention Pond Update *(Presented by Fred Row)*

- Three chemical treatments have been applied to the pond, which is beginning to clear.
- A fourth treatment is scheduled, and pump installation is anticipated by the end of summer.

New Business

VI. Washington Uniform Common Interest Ownership Act *(Presented by Crystal Lynch and Fred Row)*

- Overview of phased-in state legislation affecting HOA operations.
- Notable requirements include annual financial audits, minimum reserve funding, comprehensive updates to governing documents, including CC&Rs.
- RCHOA attorney is researching implications and will advise what will be required for RC to ensure compliance.

Action Item: The Board will schedule a special meeting to review WUCIOA in detail.

VII. Executive Session (Entered at approximately 7:45 p.m.)

- Review of a homeowner inquiry regarding the June 2024 Rental Amendment.
- Review and discussion of [Landscape Standard #9](#)
- Review and discussion of proposed [River Crossing Tree Policy](#)

(The Board reconvened in regular session at approximately 8:15 p.m.)

VIII. Landscape Standards

Motion to approve the revision of Landscape Standard #9 and addition of River Crossing Tree Policy approved by all. **Motion carried.**

IX. Committee Reports

- **Architectural Control Committee - Jason Redmond**
 - 3 new applications received for the month of June.
- **Landscape Committee – Jamie Armfield**
 - Jamie contacted the City of Mill Creek regarding the overgrown vegetation on 153rd across from the pond.
 - Homeowners are encouraged to report this issue individually as well.
- **City Communications – Cheryl Milloy**
 - **Action Item:** Cheryl will contact the city regarding the overgrown area on 153rd across from the pond.

Meeting adjourned at 8:39 p.m.

Respectfully Submitted,
Stephanie Bevans
Secretary of the River Crossing HOA Board