



River Crossing Homeowners' Association

P.O. Box 14485
Mill Creek, WA 98082

Special Meeting Minutes

May 12, 2025

Location: Hybrid (In-person and Remote)

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

I. Board Members Present: Fred Row, Stephanie Bevans, Jason Redmond, Cheryl Milloy, Camey Gill, Crystal Lynch (remote). One HOA member joined remotely. Guy Armfield was not in attendance.

II. Approval of Minutes

Motion to approve the [minutes of the April 15, 2025](#), regular Board meeting approved by all.

Motion carried.

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

[Treasurer's Report](#)

[Budget to Actual](#)

[Balance Sheet](#)

- **Action Item:** Crystal Lynch to consider how to evolve Balance Sheet report format further, to include a Reserve Account December 31 projection at least once per year in late Q2 or Q3.
- Consideration of increasing the transfer fee; Crystal reported MCCA charges \$250.
- **Action Item:** Fred Row will check with Mukilteo HOA regarding their fees.
- Notification of upcoming meeting on May 22 at MC Country Club to discuss legislative changes affecting HOAs. Fred and Crystal will attend.

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

New Business

IV. New Guidelines for Backyard Sheds *(Presented by Jason Redmond)*

- Policy applies to free-standing sheds only.
- Existing sheds will be grandfathered in.
- Addition of language for attached sheds and/or lean-to sheds proposed.

Motion to approve the amendment with the addition of a third bullet point addressing attached and/or lean-to sheds approved by all. **Motion carried.**

V. HOA Mission and Code of Conduct *(Presented by Crystal Lynch and Fred Row)*

- [Draft](#) reviewed and discussed.
- Key discussion points:

- Terminology consistency between Mission and Code of Conduct.
- “Equality” value may be revised to “Inclusivity.”
- Possible addition of “Stewardship” as a core value.
- Clarification needed on vague terms such as “Continually seek improvement opportunities.”
- **Action Item:** Crystal Lynch to incorporate suggestions and circulate next draft in preparation of June meeting vote.

No motions made. Discussion only.

VI. Common Area Bark/Mulch Installation *(Presented by Fred Row)*

- Two bids reviewed:
 - Durango Green: \$3,660
 - Bark King: \$2,177 for 30 yards (blown in)
- Recommendation to use Bark King. Funding to come from Landscape Improvements.

Motion to approve Bark King’s bid and fund the project from the Landscape Improvements budget approved by all. **Motion carried.**

VII. HOA Management Discussion *(discussion led by Crystal Lynch and Fred Row)*

- Option 1: Hire an administrative company. Costlier, but maintains Board control.
- Option 2: Join MCCA. Less expensive, but less autonomy. Would require legal dissolution of current HOA.
- Fred reported on findings that admin agencies are expensive and could raise dues. Local provider recommended.
- The board will continue to research potential administrative companies.

No motions made. Discussion only. Ongoing research to continue.

VIII. Future Meeting Dates *(Presented by Fred Row)*

- Monday, June 30, 2025 – 7:00 p.m.
- Monday, September 29, 2025 – 7:00 p.m.
- Monday, December 8, 2025 – 7:00 p.m.

IX. Committee Reports

- **Architectural Control Committee** - *Jason Redmond*
 - 4 new applications received for roofing, painting, etc.
- **City Communications** – *Cheryl Milloy*
 - Cheryl will attend the City Open House on Wednesday evening.

X. Community Comments

- No comments or questions were submitted.

Meeting adjourned at 8:14 p.m.

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