



River Crossing Homeowners' Association

P.O. Box 14485

Mill Creek, WA 98082

info@rivercrossinghoa.org

Annual Meeting Minutes

February 23, 2026

Location: Remote

1. Call to Order

The Annual Meeting was called to order at 7:03 p.m. by President Fred Row.

2. Roll Call

Board Members Present:

Fred Row, Jason Redmond, Crystal Lynch, Stephanie Bevans, Cheryl Milloy, Camey Gill

Board Members Absent:

Guy Armfield

Members Present:

22 homeowners attended remotely.

Proxies:

17 valid proxies were submitted.

3. Determination of Quorum

A quorum of 33 members was required. A total of 45 members were represented (28 in attendance and 17 by proxy).

The Secretary declared that a quorum was present.

4. Homeowners' Written Questions/Comments

No written comments or questions were received prior to the meeting.

5. Approval of Minutes

The minutes of the [February 1, 2025 Annual Meeting](#) were presented.

Motion: To approve the February 1, 2025 Annual Meeting minutes as presented.

Second: Motion was seconded.

Vote: The motion carried unanimously.

6. Reports of Officers

President's Annual Report

The President presented the annual report, highlighting the following accomplishments:

- Adoption of a formal Board of Directors Code of Conduct.
- Continued development of Board job descriptions.
- Establishment of a dedicated reserve account.
- Ongoing compliance efforts with the Washington Uniform Common Interest Ownership Act (WUCIOA).
- Recording of three home sales, with transfer fees deposited into reserves.
- Welcome of three new homeowners.
- Implementation of a legally required Homeowners' Contact and Occupancy Information Form.

- Amendment of the Violation Policy and fine amounts.

Landscape & Property Maintenance Updates:

- Removal of 15 greenbelt trees requiring clearing.
 - Replacement of one street tree with a Bow Hill Maple.
 - Entry lighting repairs.
 - Removal of dead arborvitae.
 - Coordination with Snohomish Power regarding streetlight repairs.
 - Ongoing treatment of the North Pond.
 - Arborist evaluation of the south greenbelt; four additional trees identified for removal.
 - Monitoring of additional trees showing early distress.
 - Installation of the north retention pond fountain and lighting.
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Treasurer's Report

Treasurer Crystal Lynch presented:

- [2025 Year-End Budget to Actual Report](#)
- [2025 Year-End Financial Report](#)
- [Balance Sheet as of December 31, 2025](#)
- [Proposed 2026 Budget](#)

A question was raised regarding the duration of the 10% dues increase. The Treasurer explained that the annual operating budgets continue to operate in deficits due to years of holding dues flat and that the reserve account is also underfunded. Increases will continue until annual budgets balance and adequate Reserve funding levels are achieved. Current dues remain lower than comparable Mill Creek HOAs.

Motion: To approve the proposed 2026 Budget.

Second: Motion was seconded.

Vote: The motion carried unanimously.

7. Election of Directors

The following positions were open for election:

- One (1) Board Member – Three-Year Term
- One (1) Board Member – Three-Year Term

Nominees:

Kelley Howell

Itika Garg

Jason Redmond, Vice President and Chair of the Nominating Committee, opened the floor for additional nominations. No additional nominations were made.

As the number of nominees equaled the number of open positions, the nominees were elected by acclamation.

Kelley Howell and Itika Garg were declared elected to three-year terms.

8. Reports of Committees

Landscape Committee: Jamie Armfield

A report was provided noting \$450 in fines issued during 2025. The committee addressed common violations including pressure washing, leaf accumulation, and improper tree pruning. Updated pruning requirements and landscaping request forms are available on the HOA website. The committee will begin compliance walks in the coming weeks.

Architectural Control Committee (ACC): Jason Redmond, Camey Gill

The committee reported 36 new project requests. Online forms for ACC and landscaping have been implemented. An upcoming neighborhood review will address roof and paint maintenance concerns. A covenant enforcement form is available on the website.

9. Board Member Reports

City Liaison: Cheryl Milloy

Streetlights have been repaired, though additional follow-up may be required. The City is conducting a citywide sidewalk assessment and will prioritize repairs accordingly.

Technology & Website: Jason Redmond

Website updates resulted in a 9% increase in traffic sessions, a 19.6% increase in unique visitors, and improved search functionality. A website comment box will be added for user feedback.

10. Community-Led Initiatives**Emergency Preparedness: Lynne Capener**

Newsletter articles continue. Future drills could be planned pending volunteer recruitment and training. Residents are encouraged to use red/green emergency status cards in their windows during emergency situations, such as earthquakes, to indicate their household's status.

Women's Dinner Gathering: Marla Nulph

Neighborhood women meet monthly on the third Wednesday at 6:00 p.m. at Azteca. All neighborhood women are welcome.

11. 2026 Board Goals

The Board announced the following goals for 2026:

- Continue building the Association's reserve savings account.
- Continue ecological treatment of the pond to control pond weed growth.
- Repair the entry sign that is delaminating from its backing.
- Request that the City of Mill Creek address the lifted sidewalk area and driveway skirting in coordination with affected homeowners.
- Continue working with the City regarding neighborhood speeding concerns.
- Investigate issuing a Request for Proposals (RFP) for updated landscape services.

12. Volunteer Opportunities

The Board announced the need for additional homeowner volunteers. Members interested in serving are encouraged to email info@rivercrossinghoa.org.

Volunteer opportunities include:

- Architectural Control Committee (ACC)
- Landscape Committee
- Technology Management and Content Support Committee
- Block Watch – A volunteer is needed to help re-establish the Neighborhood Block Watch Program
- Playground Committee – To evaluate the current park playground and recommend potential improvements

The Board expressed appreciation for homeowner involvement and community support.

A question was raised regarding the purpose of the proposed Playground Committee. The Board responded that the committee is being formed to research potential replacement of playground equipment, if necessary. The 2024 Reserve Study indicated that the existing equipment is nearing the end of its useful life.

A question was also raised regarding the possibility of holding an annual picnic. The Board responded that volunteers are needed to organize and coordinate the event. Lynne Capener volunteered to assist with planning, contingent upon additional volunteer support. The Board noted that picnic expenses are not included in the 2026 budget.

12. Adjournment

Motion: To adjourn the meeting.

Second: Motion was seconded.

Vote: Motion carried.

The meeting was adjourned at 8:24 p.m.

Respectfully Submitted,

Stephanie Bevans

Secretary of the River Crossing HOA Board