

# Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022  
Telephone: (360) 663-2416 Email: [crrranch@tx3.net](mailto:crrranch@tx3.net)

Board Meeting January 15, 2011

President Teresa Steel called the meeting to order at 4:00 PM.

Members present: Teresa Steel, Frank Prien, Karl Goeres, Wendy Scholl, Jody Prusi, Diane Thompson, Curt Simonson.

Members Absent: Brian Miller, Steve Lewis.

Also present: Pat Liebel, Robert & Lisa Copeland, Robert Thompson.

The minutes of the November 20, 2011 meeting were accepted as read.

<b>Treasurer's Report</b>	<p>CRR Treasurer's report January 15, 2011</p> <table><tr><td>Balance in Checking account</td><td>\$59,230.15</td></tr><tr><td>Money Market Account</td><td>\$2,398.55</td></tr><tr><td>Equipment Reserve CD</td><td>\$19,350.15</td></tr><tr><td>Water Reserve CD</td><td>\$16,341.83</td></tr></table> <p>Expenses: November: \$4,340.34 December: \$8,184.74 January (to date): \$1,914.78</p> <p>Reminder: Annual Assessments (dues and water fees) of \$500.00 per lot are due January 31, 2011. Thank you to the 156 lot owners who have already paid.</p> <p>Account balance for River Project is sufficient to complete the project. 199 lot owners have paid in full, and 41 are paying monthly or quarterly. 8 lot owners have not made any payments for the river project, and will face foreclosure proceedings in the future if payment arrangements are not made.</p> <p>Diane Thompson, 360-663-2282, <a href="mailto:dianecthomp@msn.com">dianecthomp@msn.com</a></p>	Balance in Checking account	\$59,230.15	Money Market Account	\$2,398.55	Equipment Reserve CD	\$19,350.15	Water Reserve CD	\$16,341.83
Balance in Checking account	\$59,230.15								
Money Market Account	\$2,398.55								
Equipment Reserve CD	\$19,350.15								
Water Reserve CD	\$16,341.83								
<b>Caretakers Report</b>	Jim reported he assisted with rock weir installation, repaired several water leaks, performed generator service, replaced a belt on the truck, and ordered water meters, along with his normal tasks.								

## Commission Reports

<b>Facilities</b>	No activity to report.
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<b>Architectural Control</b>	No activity to report.
<b>Stables</b>	There are <sup>four</sup> <del>five</del> full time horses. There is room for three additional horses. Contact Jim McKinley or a stable committee member if interested.
<b>Administrative Support</b>	No activity to report.
<b>Water</b>	Jim is working on bids to replace the telemetry for the water system.
<b>White River Project</b>	Wendy and Karl reported all rock weirs have been installed. All temporarily closed construction areas are now open. <b>Restoration planting is scheduled for April 8-10, 2011. A volunteer work crew is needed to perform a variety of tasks. Please plan to volunteer some time that weekend to help. Contact Wendy at email <a href="mailto:wscholl@gmail.com">wscholl@gmail.com</a> or call 360-663-0446 to volunteer.</b> See attached report for additional details.

### Old Business

	No old business to report.
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### New Business

	No new business to report.
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**Meeting adjourned at 4:50 PM**

**Next Board meeting: March 19, 2011. Board meetings start at 4:00pm. All homeowners are encouraged to attend.**

***Would you like to receive local emergency notifications? "Pierce County Alert" is an automated mass notification system capable of sending alerts to phones, pagers, email accounts, etc. Brochures are available in the rec room, or you can register at [www.piercecountywa.gov](http://www.piercecountywa.gov)***

# Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022  
Telephone: (360) 663-2416 Email: [crrranch@tx3.net](mailto:crrranch@tx3.net)

Board Meeting March 19, 2011

Secretary Curt Simonson called the meeting to order at 4:14 PM.

Members present: Jody Prusi, Diane Thompson, Steve Lewis, Brian Miller, Curt Simonson.

Members Absent: Teresa Steel, Frank Prien, Karl Goeres, Wendy Scholl.

Also present: Orv & Donna Nelson

The minutes of the January 15, 2011 meeting were accepted with the following change: There were four horses in the stable, not five.

<b>Treasurer's Report</b>	<p><u>CRR Treasurer's report March 19, 2011</u></p> <table><tr><td>Balance in Checking account</td><td>\$46,582.10</td></tr><tr><td>Money Market Account</td><td>\$ 32,404.44</td></tr><tr><td>Equipment Reserve CD</td><td>\$19,418.33</td></tr><tr><td>Water Reserve CD</td><td>\$18,875.19</td></tr></table> <p><u>Expenses</u></p> <table><tr><td>January</td><td>\$10,346.93</td></tr><tr><td>February</td><td>\$10,009.70</td></tr><tr><td>March (to date)</td><td>\$2,133.35</td></tr></table> <p>Note: \$30,000 was transferred to money market account and \$2,500 was added to Water Reserve CD. Reminder: Annual Assessment (dues and water fees) of \$500.00 per lot WERE due January 31. Thank you to the 205 lot owners who have already paid. Liens have been placed on all properties that are 2 years past due for the annual assessment. <u>Eight</u> lot owners have not made arrangements to pay their special assessment for the river project. Please contact Teresa or Diane to arrange a payment schedule. The Board agreed that foreclosure procedures can be initiated when the assessment is 3 years past due (July 2011). Diane Thompson (phone 360-663-2282, email: <a href="mailto:dianecthomp@msn.com">dianecthomp@msn.com</a>)</p>	Balance in Checking account	\$46,582.10	Money Market Account	\$ 32,404.44	Equipment Reserve CD	\$19,418.33	Water Reserve CD	\$18,875.19	January	\$10,346.93	February	\$10,009.70	March (to date)	\$2,133.35
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March (to date)	\$2,133.35														
<b>Caretakers Report</b>	Jim reported there have been no security issues. He worked on the Spring fly control plan, trail and yard clean up, along with his normal office and maintenance duties.														

## Commission Reports

<b>Facilities</b>	No activity to report.
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<b>Architectural Control</b>	Brian reported one permit was issued to remove a dangerous tree.
<b>Stables</b>	There are four full time horses, and room for four additional horses. Contact Jim McKinley or a stable committee member if interested.
<b>Administrative Support</b>	No activity to report.
<b>Water</b>	Jim provided an update regarding Water Use Efficiency requirements. One of the requirements is community goal setting. This will be an agenda item at the Annual Meeting. Water meter installation will continue this Spring. Effected lot owners will be notified in advance.
<b>White River Project</b>	Diane provided an update on the restoration plan. Restoration planting is scheduled for <b>April 8<sup>th</sup> – 10<sup>th</sup>. Please plan to volunteer some time that weekend to help. Contact Wendy at <a href="mailto:wscholl@gmail.com">wscholl@gmail.com</a> or call 360-663-0446.</b> There will be a professional crew doing the planting and installing prism fencing to discourage the Elk. Helping with the distribution of plants to their vane site clusters from the truck delivery location is one task example. Other tasks could be helping the hired crew with fencing, spreading hay, etc. See attached report for additional details.

### Old Business

	No old business to report.
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### New Business

	<p>Vice President Frank Prien resigned his board position effective March 19, 2011. Frank served the community for many years, and his service is greatly appreciated.</p> <p>All dogs must be on a leash anywhere in the Ranch when off your lot, including the CRR common areas, trails and Pierce County roads.</p> <p>The speed limit in the ranch is 25mph. Please help keep our streets safe by observing the posted speed limit.</p>
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**Meeting adjourned at 5:16 PM.**

**Next Board meeting: April 16, 2011. Board meetings start at 4:00pm. All homeowners are encouraged to attend. The Annual Picnic and Annual Meeting are scheduled for May 21, 2011. Please plan to attend.**

# Crystal River Ranch Water Quality Report 2010

## Where your water comes from

Your water comes from two underground sources called an aquifer approximately 275ft. deep located at the end of Meadow Way East. At present we pump 220 gallons per minute (G.P.M). Before water enters the system we disinfect with Sodium Hypochlorite (disinfectant) to protect you from microbial contaminants. All water we deliver is subject to state testing requirements. Both of our wells are constructed to have a low susceptibility rating.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing Chemotherapy, Organ Transplant patients, people with HIV/Aids, Elderly and Infants can be particularly at risk from infections. These people should seek advice about drinking water from their Health Care Providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants are available from the **Safe Drinking Water Hotline (800-426-4791)**.

Drinking water, including Bottled Water may contain small amounts of some contaminants. Their presence does not necessarily pose a health risk. More information about contaminants and potential health effects can be obtained by calling the **EPA's Safe Drinking Water Hotline (800-426-4791)**.

## Contaminants that may be present in source water before treatment include;

- 1) Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, livestock operations and wildlife.
- 2) Inorganic contaminants, salts and metals which can be naturally occurring or result from storm waters runoff, Industrial or domestic wastewater, oil and gas production, mining or farming.
- 3) Pesticides and herbicides may be from Agriculture and residential uses.
- 4) Radioactive Contaminants occur naturally.
- 5) Organic Chemical Contaminants, including Synthetic and Volatile Organic Chemicals, which are by-products of Industrial process and petroleum Products, gas stations, stormwater runoff and septic systems.

In order to ensure that tap water is safe to drink, EPA prescribes regulations which limit the amount of certain contaminants in water provided by public systems. We treat our water according to EPA's regulations. The same regulations apply to bottled water.

## Testing requirements for Crystal River Ranch for 2010 were;

Monthly biological bacteria	Not-detected
Nitrate (both wells)	Below State levels
Gross Alpha (both wells)	Not detected
Radium 228 (both wells)	Not detected

Waivers are issued if past tests are proven not to be at risk in this system.

### **What about Nitrate?**

Nitrate in drinking water at levels above 10 parts per million is a risk for infants of less than six months of age. High nitrate levels in drinking water can cause Blue Baby Syndrome. Nitrate levels may rise quickly for short periods of time because of rainfall or farming activity.

### **Improvements:**

Water meter installation will continue this summer. Jim will notify you before any work begins. Your Water Commission tries to meet once a month. Check your newsletter for dates and times.

### **Conservation:**

Please help conserve water by watering during non peak hours such as in the early morning or in the evening, don't over water, repair leaks and dripping faucets. Thanks

New state Water Use Efficiency Requirements include goal setting in a public forum. We will set goals at this year's annual meeting May 21 at 2:00. If you have any questions please call Jim McKinley @ (360) 663-2416 or E-Mail [crrranch@tx3.net](mailto:crrranch@tx3.net)

Drink up and  
**ENJOY!!!**

Crystal River Ranch Association

62201 Meadow Way East

Greenwater, WA 98022

360-663-2416 E-Mail [crrranch@tx3.net](mailto:crrranch@tx3.net)

Crystal River Ranch Board of Directors is looking for four lot owners who are willing to volunteer their time to serve as a board member for the next three years. The Board needs people who are interested in becoming involved in the operation of the association. As a representative of 240 lot owners, you would be a voice of your fellow neighbors. There are only 8 meetings throughout the year (the third Saturday in January, March, April, May, July, September, October and November). If you are interested, Please tell us about yourself and then return to the above address or E-Mail before April 16<sup>th</sup> meeting:

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**NAME:** \_\_\_\_\_ **LOT & DIVISION #** \_\_\_\_\_

**ANNUAL ASSESSMENTS MUST BE PAID TO BE A BOARD MEMBER**

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# Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022  
 Telephone: (360) 663-2416 Email: [crrranch@tx3.net](mailto:crrranch@tx3.net)

Board Meeting April 16, 2011

President Teresa Steel called the meeting to order at 4:05pm.

Members present: Teresa Steel, Karl Goeres, Wendy Scholl, Diane Thompson, Brian Miller, Curt Simonson.

Members Absent: Steve Lewis, Jody Prusi

Also present: Bill Steel, Ilmar Reinvald

The minutes of the March 19, 2011 meeting were approved as read.

<p><b>Treasurer's Report</b></p>	<p><u>CRR Treasurer's report April 16, 2011</u></p> <table border="0"> <tr> <td>Balance in Checking account</td> <td style="text-align: right;">\$41,535.18</td> </tr> <tr> <td>Money Market Account</td> <td style="text-align: right;">\$32,411.32</td> </tr> <tr> <td>Equipment Reserve CD</td> <td style="text-align: right;">\$19,418.43</td> </tr> <tr> <td>Water Reserve CD</td> <td style="text-align: right;">\$18,875.19</td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <td colspan="2"><u>Expenses</u></td> </tr> <tr> <td>March</td> <td style="text-align: right;">\$7,513.42</td> </tr> <tr> <td>April (to date)</td> <td style="text-align: right;">\$1,148.04</td> </tr> </table> <p>Reminder: Annual Assessment (dues and water fees) of \$500.00 per lot were due January 31. Thank you to the 210 lot owners who have paid. Liens have been placed on all properties that are 2 years past due for the annual assessment.</p> <p><u>Diane Thompson</u> (phone 360-663-2282, email: <a href="mailto:dianecthomp@msn.com">dianecthomp@msn.com</a>)</p>	Balance in Checking account	\$41,535.18	Money Market Account	\$32,411.32	Equipment Reserve CD	\$19,418.43	Water Reserve CD	\$18,875.19	 		<u>Expenses</u>		March	\$7,513.42	April (to date)	\$1,148.04
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March	\$7,513.42																
April (to date)	\$1,148.04																
<p><b>Caretakers Report</b></p>	<p>Karl reported that Jim has worked on water facility maintenance, and performed Spring maintenance on small equipment. He attended a water conference, and performed his normal office and maintenance duties. He also assisted with the replanting project.</p>																

## Commission Reports

<p><b>Facilities</b></p>	<p>No activity to report.</p>
<p><b>Architectural Control</b></p>	<p>Brian reported that two permits were issued. One was for removal of a dangerous tree, and one was for clearing in preparation for building a home. <b>ALERT:</b> Wendy reported that in addition to a CRR ACC Permit, Pierce County requires a permit for the removal of 5,000+ board feet per year. 5,000 board feet is approximately 3 trees with 10+ inch breast diameter.</p>
<p><b>Stables</b></p>	<p>There are four full time horses, and room for four additional horses. Contact Jim McKinley or a stable committee member if interested.</p>



<b>Administrative Support</b>	No activity to report.
<b>Water</b>	Karl reported the USGS did geo-location on our two wellheads last week. The static level is very good. Water Use Efficiency requirements will be an agenda item at the Annual Meeting. Water meter installation will continue this Spring. Effected lot owners will be notified in advance.
<b>White River Project</b>	Wendy and Karl reported restoration planting is complete. Three to five years of monitoring and formal reporting lies ahead. See attached report for additional details.

### **Old Business**

	<p>Reminder: All dogs must be on a leash anywhere in the Ranch when off your lot, including the CRR common areas, trails and Pierce County roads.</p> <p>The speed limit in the ranch is 25mph. Please help keep our streets safe by observing the posted speed limit.</p> <p><b>Please pass this information to renters and guests.</b></p>
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### **New Business**

	No new business.
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**Meeting adjourned at 5:04pm.**

**Next Board meeting: The Annual Picnic and Annual Meeting are scheduled for May 21, 2011. The picnic starts at noon, and the Annual Meeting starts at 2:00pm. BBQ meats and side dishes will be provided to celebrate the completion of vane construction and restoration planting. Please bring your favorite dessert. All homeowners are encouraged to attend.**

# Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022  
Telephone: (360) 663-2416 Email: [crrranch@tx3.net](mailto:crrranch@tx3.net)

Annual Meeting May 21, 2011

President Teresa Steel called the meeting to order at 2:00pm.

Members present: Teresa Steel, Karl Goeres, Wendy Scholl, Diane Thompson, Brian Miller, Steve Lewis, Jody Prusi, Curt Simonson.

Members Absent: None.

Also present: Approximately 25 lot owners and guests

The minutes of the May 15, 2010 annual meeting were approved as read.

<b>Treasurer's Report</b>	<p style="text-align: center;"><b>05-21-11 Treasurers Report CRR Annual Meeting</b></p> <p>Income: \$500 annual dues and water fee. Payment is due by January 31 of each year. Annual budget is developed at the October board meeting and finalized at the November board meeting. River Project Funds are on deposit at Thurston First Bank, Olympia, Washington. CRR operating funds are deposited at Columbia Bank, Enumclaw. We have the following accounts:</p> <ul style="list-style-type: none"><li>• Checking: \$42,894.10</li><li>• Money Market: \$32,417.98</li><li>• CD (Equipment Reserve) \$19,429.44</li><li>• CD (Water Reserve) \$18,498.59</li></ul> <p>25 lot owners still owe payment for this year. Nine of these properties have liens in place. Reminder letters have been sent. Liens are placed on all properties that are two years overdue. Diane Thompson 360-663-2282 or <a href="mailto:dianecthomp@msn.com">dianecthomp@msn.com</a></p>
<b>Caretakers Report</b>	Jim reported he has begun work on seasonal maintenance projects, along with performing his normal office and maintenance duties. The water system is working well. There have been no reported security issues recently.

## Commission Reports

<b>Facilities</b>	Karl reported the new security system is up and running. Incremental replacements of sections of the parking lot are planned over the next few years.
<b>Architectural Control</b>	Brian reported 8 permits were issued over the past year (3 for danger trees, 1 fence, 2 sheds, 1 bathroom remodel, 1 roof replacement). The windstorms brought a lot of trees down. Please contact the ACC and inform them before removal of downed trees.
<b>Stables</b>	There are four full time horses, and room for four additional horses. Contact Jim McKinley or a stable committee member if interested.

<b>Administrative Support</b>	No activity to report.
<b>Water</b>	Jim reported the water system is working well, and that CRR's overall community use is OK. Saddle tap, valve, and blue box replacements over the past few years have significantly reduced system leakage. CRR is required to set Water Use Efficiency goals. Jim recommended setting a water use goal of maintaining our current community use level. A motion was made, and unanimously passed. For water saving tips visit <a href="http://www.doh.wa.gov/ehp/dw/programs/wue.htm">www.doh.wa.gov/ehp/dw/programs/wue.htm</a>
<b>White River Project</b>	Wendy and Karl reported 14 rock veins are in the ground, and restoration planting is complete. Three to five years of monitoring and formal reporting lies ahead. See attached report for additional details.

### Old Business

	None.
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### New Business

<b>Board Elections</b>	There were three people running for four positions. Cindy Hieggelke responded to a call for write-in candidates. Steve Lewis, Teresa Steel, and Curt Simonson were re-elected for 3 year terms by acclamation. Cindy Hieggelke was elected by acclamation to fill the board position vacated by Frank Prien's resignation earlier this year. She will serve the remaining two year term.
<b>Cell Tower</b>	Michael Insalaco inquired about the possibility of getting a cell tower placed in or near CRR to improve cell phone coverage. Teresa will get an update from the local Fire District. Michael will research petition options.

**Meeting adjourned at 2:45pm.**

**Next Board meeting: July 16, 2011 at 4:00pm. All homeowners are encouraged to attend.**

# Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022  
 Telephone: (360) 663-2416 Email: [crrranch@tx3.net](mailto:crrranch@tx3.net)

Board Meeting July 16, 2011

President Curt Simonson called the meeting to order at 4:05 pm

Members present: Diane Thompson, Wendy Scholl, Curt Simonson

Members Absent: Teresa Steel, Karl Goeres, Brian Miller, Steve Lewis, Jody Prusi, Cindy Hieggelke

Also present: LJ Frank

The minutes of the May 21, 2011 meeting were approved as read.

<b>Treasurer's Report</b>	<table> <tr> <td>Balance in Checking Account</td> <td>\$27,497.86</td> </tr> <tr> <td>Money Market Account</td> <td>\$32,431.52</td> </tr> <tr> <td>Equipment Reserve CD</td> <td>\$19,429.44</td> </tr> <tr> <td>Water Reserve CD</td> <td>\$18,898.59</td> </tr> <tr> <td colspan="2">Expenses:</td> </tr> <tr> <td><u>May total expense</u></td> <td><u>\$6,140.78</u></td> </tr> <tr> <td>June</td> <td>\$4,547.72</td> </tr> <tr> <td>July (to date)</td> <td>\$ 121.19</td> </tr> </table>	Balance in Checking Account	\$27,497.86	Money Market Account	\$32,431.52	Equipment Reserve CD	\$19,429.44	Water Reserve CD	\$18,898.59	Expenses:		<u>May total expense</u>	<u>\$6,140.78</u>	June	\$4,547.72	July (to date)	\$ 121.19
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June	\$4,547.72																
July (to date)	\$ 121.19																
<b>Caretaker's Report</b>	<p>Jim reported there have been no security issues. He successfully converted the ranch's garbage and recycling account from commercial to residential, which reduces operating expenses. He has worked on cleaning up materials from the river project, and he performed normal maintenance and office duties.</p>																

## Commission Reports

<b>Facilities</b>	No activity to report.
<b>Architectural Control</b>	Two permits were issued, one for a garage, and one for a gate/driveway project. <b>Note: An ACC permit is required to cut trees on both private and community property. This includes hazard trees, both dead and alive.</b>
<b>Stables</b>	Jim reported there are four full time horses, and room for four additional horses. Contact Jim McKinley or a stable committee member if interested.
<b>Administrative Support</b>	No activity to report.

<b>Water</b>	Jim reported the water system is working well. He recently performed the annual flush, and replaced a defective generator block heater.
<b>White River Project</b>	Wendy reported Pierce County inspected the construction phase of the project, and approved it as built. The restoration plantings are doing well, with a low expected mortality rate. Three to five years of monitoring and formal reporting lies ahead.

### **Old Business**

<b>Officer Elections</b>	Following the May Annual Meeting, the board elected the following officers: President: Curt Simonson, Vice President: Jody Prusi, Secretary: Karl Goeres, Treasurer: Teresa Steel
<b>Cell Tower</b>	Wendy provided an update on her initial research efforts.

### **New Business**

<b>CRR Website</b>	Wendy reported significant progress on establishing our new website, which is expected to be operational in September.
<b>Substation</b>	The old substation has been dismantled, and a temporary substation has been installed near Greenwater Fire Station #2 on Crystal River Ranch Road. A new substation will be built on the site of the old substation. According to PSE, no power outages are anticipated due to this project.

**Meeting adjourned at 5:23 pm.**

**Next Board meeting: September 17, 2011 at 4:00pm. All homeowners are encouraged to attend.**

## Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022  
Telephone: (360) 663-2416 Email:[crrranch@tx3](mailto:crrranch@tx3).  
Board Meeting September 17, 2011

Please visit the new website at <http://CrystalRiverRanch.org>

Curt Simonson called the meeting to order at 4:00pm

Members present: Curt Simonson, Wendy Scholl, Diane Thompson, Teresa Steel, Cindy Hieggelke, Karl Goeres, Brian Miller, Jody Prusi

Member Absent: Steve Lewis

The minutes from the July 16<sup>th</sup> board meeting were approved as read.

### Treasurer's Report

Teresa reported the following:

Checking Account-	\$16,731.02
Money Market-	\$32,441.29
Equipment Reserve CD-	\$19,429.44
Water Reserve CD-	\$18,898.59

July Expenses-	\$7,841.25
August Expenses-	\$6,166.88
September Expenses to date-	\$1,088.94

### Caretaker's Report

Jim reported that there has been one break in since the last meeting. He is researching the cost to modify the backstop in the ball field. He refinished the deck on the ranch house and resealed the walkways. He repaired the lights in the rec room and has been doing general yard work, maintenance, and office work.

### Water Report

Jim reported that he has completed the annual hydrant flushing and that the system is working well. Jim has been asked to continue to investigate a replacement for the telemetry system. He has also been asked to contact Pierce County to try and get them to raise the valve boxes in the streets that are now too low due to repaving. The board has asked that the water commission prepare a component analysis of the water system in order to prioritize replacement and estimate the cost of component replacement.

### **Facilities Report**

Karl reported that it has been requested that we better define the walking trail that starts across from the ranch house. Jim will look into what can be done.

### **ACC Report**

A mitigation agreement has been signed by a lot owner to replace trees that were cut on community property. One permit for a new roof and one permit for a shed have been issued. Wendy has asked the ACC to prepare a “purpose statement” to be placed on the website to assist lot owners in understanding what the ACC is for and how to obtain permits.

### **Stables**

Jim reported that there are 4 horses in the stable. Contact Jim or the stable committee if you are interested in putting a horse in the stable.

### **White River Project**

Pierce County has released the restoration guarantee in return for a smaller monitoring guarantee. As expected not all of the trees that were planted survived. We will count the dead trees and develop a plan to replace them. 7 lot owners have made no effort to arrange payment of the river assessment. All lots that are making time payments and those that have made no arrangement for payment have liens filed to guarantee payment. The board sends a “thank you” to the 233 lot owners who have paid in full or are making time payments.

### **Old Business**

There has been no progress getting a cell tower placed near the ranch. It was reported that homeowners can install an “extender” to improve cell service, however extenders are provider specific so that will not help if your cell service provider is not the service company in the area.

The new substation is scheduled to be placed on line in November. This should happen without service interruption.

Wendy presented an overview of the new website. Please visit the new website at <http://CrystalRiverRanch.org>

### **New Business**

The October board meeting is for budget planning purposes. The 2012 budget will be finalized and adopted at the November board meeting

Meeting adjourned at 5:45pm

Next board meeting is scheduled for October 15<sup>th</sup> at 4:00 PM in the rec room. All homeowners are welcome to attend.

**Crystal River Ranch News**  
62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

Board Meeting Minutes for October 15, 2011

Curt Simonson called the meeting to order at 4:00pm

Members present: Curt Simonson, Wendy Scholl, Diane Thompson, Teresa Steel, Cindy Hieggelke, Karl Goeres, Steve Lewis

Members Absent: Jody Prusi, Brian Miller

The minutes from the September 17th board meeting were approved as read.

**Treasurer's Report**

Teresa reported the following:

Checking Account- \$24,075.34  
Money Market- \$32,445.29  
Equipment Reserve- \$19,429.44  
Water Reserve- \$18,898.59

September Expenses-\$5,021.03

Teresa reported several past due assessments have recently been paid.

**Caretaker's Report**

Jim reported that security has been good this month. Water usage is normal for this time of year and he has started winterization of the system. He still needs to contact Pierce County about raising the valve boxes in the streets. A 4<sup>th</sup> security camera was installed in the rec room and Jim has been working with Wendy on office processes and improvements. There are 4 horses in the stable.

**Water Report**

Jim reported he is still working on getting bids to replace the telemetry system. He found a component analysis to use as a starting point for the comprehensive water system analysis. The water commission discussed upcoming budget planning at their meeting.

**Facilities Report**

Karl reported that he met with Jim and discussed upcoming budget plans. Action items have been assigned to develop estimates for projects and maintenance to be proposed at the next meeting.



### **ACC Report**

Wendy reported that 2 permits for tree removal and 1 permit for a woodshed have been issued. Wendy also reported that ACC guidelines, CRR Bylaws, and the revised building permit form are now available online at <http://CrystalRiverRanch.org>

### **White River Project**

Wendy reported that a plan is being developed to replace trees which did not survive.

### **Old Business**

A report on cell phone extenders is available at <http://CrystalRiverRanch.org>. Contact Wendy through the website if you have questions.

The website is continuing to be updated and refined. If you have questions or comments please contact Wendy through the website at <http://CrystalRiverRanch.org>.

Teresa distributed a 2011 Profit and Loss compared to Budget document to use to help develop the 2012 budget.

The board voted to modify the distribution method for meeting minutes. Beginning in January 2012, the meeting minutes will be delivered via email.

**Please send your current email address to Wendy at [webadmin@crystalriverranch.org](mailto:webadmin@crystalriverranch.org)** Meeting minutes will also be posted to the Crystal River Ranch website at <http://CrystalRiverRanch.org>. Hard copies of the minutes will be available in the rec room. The board estimates this change will save over one thousand dollars per year in printing and postage costs. If you have questions regarding delivery via email, please contact Wendy at [webadmin@crystalriverranch.org](mailto:webadmin@crystalriverranch.org)

Curt provided an annual review of Hazard Mitigation Plan implementation. Installation of the buried rock vanes is a significant step forward in protecting property from continued shoreline erosion.

The caretaker's compensation plan was discussed and approved for 2012.

Meeting was adjourned about 5:45pm.

Upcoming Meetings for 11/19/2011: Facilities 3:00pm, Water 3:30pm, Board Meeting 4:00pm

**Crystal River Ranch News**  
62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

Board Meeting Minutes for November 19, 2011

Curt Simonson called the meeting to order at 4:00pm

Members present: Curt Simonson, Wendy Scholl, Diane Thompson, Cindy Hieggelke, Karl Goeres, Steve Lewis, Jody Prusi, Brian Miller

Members Absent: Teresa Steel

The minutes from the October board meeting were approved as read.

**Treasurer's Report**

Teresa supplied the following information that Diane reported to the board:

Checking Account:	\$14,461.00
Money Market:	\$32,447.36
Equipment Reserve:	\$19,451.85
Water Reserve:	\$18,947.20
October Expenses:	\$8,877.58

**Caretaker's Report**

Jim reported that he has done some chipping, equipment maintenance and yard work. He planted replacement trees for the river restoration and has been working with Wendy on office procedures and database migration.

**Water Report**

Jim reported that our well water levels are consistent with historical records back to the time that the wells were drilled and placed in service.

**Facilities Report**

Karl reported that the committee met and prepared an estimate for parking lot upgrades to be presented during the budget discussion.

**ACC Report**

No new permits issued. Building permit forms are available online at [http://www.crystalriverranch.org/?page\\_id=30](http://www.crystalriverranch.org/?page_id=30)

**White River Project**

Brian Miller reported that 125 replacement trees have been planted to meet restoration requirements.

### **CRR Website additions**

1. Added AT&T wireless cell phone signal extender information
2. Added CRR Newsletters for the past 2+ years.
3. Updated content to services and contractor listing in "Directory" sub menu
4. Added "Disaster Preparedness" sub page content
5. Added link share of each page to Email, Facebook, Twitter, Google Group, StumbleUpon
6. Added FS70 Greenwater Floodplain Restoration project information
7. Added Forest Service Elk Forage burn project information

### **Old Business**

Jim and Wendy successfully migrated property owner information from two computer programs with three separate files to one master database. The new database is much more capable, as well as being more user friendly and significantly more efficient. Many thanks to property owners who provided updated email addresses. We are in the process of calling about 20 property owners to obtain updated contact information. For those who do not have an email account, CRR will continue to deliver the newsletter by mail. The November newsletter is going out via the United States Postal Service. Email delivery will begin with the next January newsletter. Let us know if you want to add more email distribution addresses, as we can accommodate up to four per property. Please continue to give us feedback at [WebAdmin@CrystalRiverRanch.org](mailto:WebAdmin@CrystalRiverRanch.org) or [CRRranch@tx3.net](mailto:CRRranch@tx3.net).

### **New Business**

An Air Hockey table located in the rec room has been donated by Bill and Nancy Hanneman for the use and enjoyment of CRR homeowners.

The 2012 budget was discussed and adopted. The budget includes money to replace part of the pavement in the parking lot as well as ongoing normal expenses. The budgeted expenditures exceed projected 2012 income by about \$5,700, and will be covered by current general fund operating reserves. The 2012 budget includes the placement of \$4,500 into the equipment reserve and \$19,000 into the water reserve. We are currently on track to under run the 2011 budget.

Meeting was adjourned about 5:15pm.

Upcoming Meetings for January 21, 2012:

Facilities 3:00pm, Water 3:30pm, Board Meeting 4:00pm

**Do you have your disaster kit ready? For recommended contents, see [http://www.crystalriverranch.org/?page\\_id=1160](http://www.crystalriverranch.org/?page_id=1160)**