

**Crystal River Ranch News**  
62201 Meadow Way E, Greenwater, WA 98022  
<http://CrystalRiverRanch.org>

### **Annual Meeting Minutes for May 17, 2014**

President Curt Simonson called the meeting to order at 2:05pm.

Members present: Diane Thompson, Teresa Steel, Karl Goeres, Jody Prusi, Brian Miller, Robert Copeland, Steve Lewis, Curt Simonson and caretaker Jim McKinley. Members Absent: Cindy Hieggelke.

Minutes from the May 18<sup>th</sup>, 2013 annual meeting were approved with one clarification: Wendy noted that permits for the Shoreline Stabilization Project were not yet (and still are not) closed.

#### **Treasurer's Report**

Checking Account:	\$22,594
Money Market:	\$87,496
Water Reserve CD:	\$45,118
Equipment Reserve CD:	\$24,500

Teresa reported 215 of 240 lots have paid the 2014 annual assessment and water fees. Regarding 2013 annual assessment and water fees, 12 lots have not yet paid. Liens and intents to foreclose have been filed in accordance with CRR requirements. Teresa also provided an updated copy of the Profit & Loss, Budget vs. Actual.

#### **Caretaker's Report**

Over the past year Jim has worked administrative tasks, meter setter installations, mowing, landscaping, equipment maintenance, security, janitorial, daily chores, installed a dog poo bag station, and he has assisted with the reserve study and with the Small Water System Management Plan.

#### **Water & Facilities**

The big accomplishment this past year was the reserve study, which is proving to be a great tool. Facilities would like to finish paving the parking lot and is in the process of procuring bids – the project is looking affordable. The small water system management plan is in draft, and the commission is hopeful it will be completed this year. Water meter setter installation is 2/3 complete. Water conservation will be important in the future. There was discussion about the water telemetry system.

#### **Architectural Control**

In the past year 13 permits have been issued: two remodeling, seven danger trees, two sheds, one deck, and one new home.

#### **Shoreline Stabilization Project**

Vane site restoration, monitoring, shoreline data collection, mandatory reports submitted, summer irrigation and new tree plantings are key tasks accomplished. The initial vane site assessment completed [Technical Memo Feb 2013](#) with Lawrence Dominquez, EcoAssets Land and Water Resources, Sr. Ecologist. We are eligible to begin the permit closure process this fall with approvals likely in 2015. Project funds are kept in a separate CRR account at Thurston First Bank. We believe sufficient funds are available for restoration, future monitoring, maintenance and repairs. As a reminder, since we were not permit authorized to do in-channel rock vanes, funds may also be required for an emergency event. Additional assessment is not foreseen at this time. **Important:** This applies to property owner responsibility regarding shoreline tree removal, pruning or native vegetation disturbance within the 200

foot protected buffer. The critical buffer area along the entire CRR shoreline reach is roughly from edge of bank 200 feet inland whether on private property or CRR community property. Reference Pierce County code regulations Title 18E.40.040 page 7: <http://www.co.pierce.wa.us/DocumentCenter/View/1160>. A report must be obtained and submitted from a certified arborist, licensed landscape architect or professional forester documenting a hazard and providing a replanting schedule. Written approval must be received from Pierce County authorizing tree removal.

### **Box Gardens**

Frank reported five additional boxes were built to keep up with demand, for a total of 27 boxes. All boxes are rented. Thank you Frank for all of your hard work.

### **Old Business**

#### **Cell Tower Update**

Verizon in early tentative stage with DNR (Dept. of Natural Resources) at location immediately south of Greenwater.

### **New Business**

#### **Board Elections**

Board member election: Verbal nominations were requested with none offered. Teresa Steel and Steve Lewis were re-elected by acclamation to serve 3 year terms. One board position is open. If you are interested in serving on the board, please contact a board member for more information. Curt Simonson was thanked for serving as CRR Board President over the past few years.

### **Work Party**

Turnout for the May 17<sup>th</sup> 9:00 a.m. ditch cleanup project was great. Fifteen people spent an hour and a half and got an incredible amount of junk picked up. Thanks so much to everyone who volunteered.

Meeting adjourned.

A short meeting of directors followed the annual meeting. The following board members will serve as officers for the upcoming year: Secretary - Robert Copeland, Treasurer - Teresa Steel, Vice President - Jody Prusi, President - Steve Lewis.

Next board meeting: Saturday, July 19th, 2014 at 4:00pm  
Water and Facilities meeting at 3:00pm  
All lot owners are encouraged to attend.