

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

**Board Meeting Minutes for September 21<sup>st</sup>, 2014**

President Steve Lewis called the meeting to order at 4:05pm.

Members present: Diane Thompson, Teresa Steel, Karl Goeres, Robert Copeland, Steve Lewis, Brian Miller, Cindy Hieggelke and caretaker Jim McKinley. Members Absent: Jody Prusi. Also present: Frank Nemeth, Bill Steel, Wendy Scholl, Paul Cooke, Erik Godo, Kent Goeres.

Minutes from the July 19<sup>th</sup>, 2014 annual meeting were read and approved.

**Treasurer's Report (Theresa Steel)**

Checking Account	\$1,425
Money Market	\$57,508
Water Reserve CD	\$45,134
Capital Reserve CD	\$24,513
6 Month Water CD	\$45,000
July Expenses	\$24,444
August Expenses	\$13,018

229 out of 250 lot owners have paid their 2014 annual assessments.

Teresa also provided the YTD (Jan – Sept 20<sup>th</sup>) Profit & Loss, Budget vs. Actual. Board members were encouraged to review the P&L in preparation for budget discussions next meeting.

**Caretaker's Report (Jim McKinley)**

Security – Other than a couple of false alarms, there have been no security issues reported by homeowners since the last Board meeting. There was evidence of an elk taken down by a cougar. No danger to residents is expected.

Projects – Driveway replacement in progress and is expected to be completed by end of Sept. Walkway repair and miscellaneous painting completed.

Maintenance / Miscellaneous – Mowing, chipping, pulling Scotch Broom. Six horses (two new) are stabled.

**Commission Reports**

**Water & Facilities (Karl Goeres)**

Water System Maintenance – 21 meters were installed since the last Board meeting. 13 remaining to complete the project. Expect to complete by year-end. All testing has passed with no issues. Cost to-date amounts to \$32,000. \$5,000 to finish project. All within budget.

Water Usage – One minor water leak found (weeping near an installed meter). Usage during the month of August was average.

Water System Analysis – A Request for Proposal (RFP) is still being prepared and will be sent to at least three engineering firms. The RFP will be completed and sent to engineering firms by Nov.

Telemetry System – Testing continues with success. No issues.

Truck Repair - New clutch in truck is needed. Approximate cost will be \$750.

### **Architectural Control (Brian Miller)**

Tree Permits - There are occasional requests for permits to cut trees which pose a hazard to property. It has been the practice of the CRR Board to approve these requests.

### **Shoreline Stabilization Project (Wendy Scholl)**

EcoAssets Report - Draft report received 9/13/2014 from Lawrence Dominquez, EcoAssets. This technical report is the vane site monitoring reference points and undisturbed left and right bank survey baseline data. Review edit in progress and the final report will be available before next board meeting.

### **Box Gardens (Frank Nemeth)**

Year-end Update - Great year and the harvest is coming to an end. Frank requested help to clean up debris and prepare for winter and next growing season. Gardeners are requested to remove garden organic debris from their box garden, placing it in composting cages in the garden area.

### **Old Business**

Open board Position - Open Board position still exists. Write-in candidates were contacted but none interested. Paul Cooke has expressed interest in filling the open board position, and will give us a final decision at the October 18, 2014 Board meeting.

### **New Business**

CRR Website (Wendy Scholl) – Three items updated pertaining to the CRR website:

1. Website Key Information – Document outlining website objective, page structure / style, environment, security, etc.
2. Website Administrator – Detailed list of job requirements, duties and tasks.
3. Procedure Workflow – Flowchart identifying process to follow when adding new content.

Office computer is now also backed up using Google Cloud (automated process).

Illegal Shooting Review (Wendy Scholl) – Wendy provided an overview of the recreational target practice sites and a history of the many close-call incidences of stray bullets in the area with the most recent life threatening shooting incident in CRR occurring August 24, 2014. Residents in the area are encouraged to contact Jeff McIntosh, Law Enforcement Officer [360-789-8834](tel:360-789-8834) with details of any illegal firearm incident. More information on White River Valley recreational illegal shooting and what a local Greenwater area volunteer group is doing:

<http://crystalriverranch.org/local-shooting-topic-921-4-pm/>

Miscellaneous – Working toilet donated to CRR, which will be kept for future use.

Meeting was adjourned at 5:27 pm.

Next board meeting: Saturday, October 18<sup>th</sup>, 2014 at 4:00pm  
Water and Facilities meeting at 3:00pm  
All lot owners are encouraged to attend.