

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

Board Meeting Minutes for October 18th, 2014

In the absence of President Steve Lewis, Vice President Jody Prusi called the meeting to order at 4:05pm.

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

Minutes from the September 20th, 2014 meeting were read and approved with the following correction:

- Total lot owner count is 240 (not 250)

Treasurer's Report (Teresa Steel)

Checking Account	\$3,219
Money Market	\$27,509
Water Reserve CD	\$45,134
Capital Reserve CD	\$24,513
6 Month Water CD	\$45,000
Sept Expenses	\$23,877 (includes \$16,635 for CRR community center parking lot)

230 out of 240 lot owners have paid their 2014 annual assessments. Of the ten who have not paid, three are making payments.

Teresa also provided the YTD (Jan – Oct 18th) Profit & Loss, Budget vs. Actual. Total parking lot expense is still being reconciled and the finalized numbers will be reported at the November Board meeting. \$15,000 will be moved from the Money Market account to the Capital Reserve account (\$10,000 from 2013 and \$5,000 additional annual assessment from 2014) as agreed at the March 2014 meeting.

Caretaker's Report (Jim McKinley)

Security – No issues since the last Board meeting.

Projects – Driveway replacement has been completed.

Maintenance / Miscellaneous – Performed miscellaneous Fall yard work and completed some minor painting. A water leak was found in the ranch house roof, which will be fixed by Jim. A hazard tree was removed in Division IV near Sorral Way E. Six horses are stabled and there is room for two more.

Commission Reports

Water & Facilities (Karl Goeres)

Water System Maintenance – Four meters were installed since the Sept Board meeting and there are 11 built lots and 24 vacant lots remaining. Meters for the 11 built lots will require some extra work to install due to the difficulty of accessing the locations with power equipment. These will be completed next year. Total cost within budget.

Water Usage – One water leak found. Usage has decreased after repair.

Water System Analysis – Reviewed the project and Request for Proposal (RFP) with three consulting firms. The consultants will respond to the RFP by the end of Oct and the Water & Facilities Commission will advise the chosen consulting firm at the Nov Board meeting. Due to the uncertainty of project scope (lack of data), bids will not be fixed but costs will not be allowed to exceed a set amount.

Telemetry System – No progress to report.

Truck Repair – A new clutch was installed in the truck. Cost (\$617) was under the \$750 estimate.

Architectural Control (Brian Miller)

No news to report.

Shoreline Stabilization Project (Diane Thompson)

EcoAssets Report – The draft report received 9/13/2014 from Lawrence Dominquez, EcoAssets is still being reviewed and a final report will be available at the Nov Board meeting. This technical report is the vane site monitoring reference points and undisturbed left and right bank survey baseline data.

Box Gardens (Diane Thompson)

Assistance is still needed to clean up debris and prepare for winter and the next growing season. Gardeners are requested to remove garden organic debris from their box garden and place it in composting cages in the garden area.

Old Business

Open Board Position – Paul Cooke accepted the nomination to fill the open Board position. The Board voted and approved.

New Business

2015 Budget – Actual expenses for the last 12 months (Oct 20th, 2013 – Oct 18th, 2014) were compared to the 2014 budget. Each line item was reviewed / discussed to determine expectations for 2015. Caretaker compensation was discussed / approved for 2015. The

Treasurer will prepare the 2015 budget based on discussions and present it for approval at the Nov Board meeting.

Community Information

Illegal Shooting (Diane Thompson) – The forest service will purchase and post signs in some ridge areas across the highway. Additional signs will be available so the committee can assist in replacing signs that are removed or vandalized.

Meeting was adjourned at 5:50 pm.

Next board meeting: Saturday, November 15th, 2014 at 4:00pm
Water and Facilities meeting at 3:00pm
All lot owners are encouraged to attend.

Signed,

Robert Copeland
Secretary