

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

Board Meeting Minutes for November 15th, 2014

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

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

Minutes from the October 18th, 2014 meeting were read and approved.

Treasurer's Report (Teresa Steel)

Checking Account	\$ 867.29
Money Market	\$ 7,509.31
Water Reserve CD	\$45,142.42
Capital Reserve CD	\$39,517.60
6 Month Water CD	\$45,000.00

230 out of 240 lot owners have paid their 2014 annual assessments.

Caretaker's Report (Jim McKinley)

Security – No issues since the last Board meeting.

Maintenance / Miscellaneous – Performed miscellaneous winterization and yard work. The pump house generator is running too hot and a replacement has been purchased.

Six horses are stabled and there is room for two more.

***NOTE**

There was an early freeze this winter.

Disconnect hoses, cover outdoor faucets and insulate exterior water pipes.

CRR website has a link to the NOAA website where you can check upcoming weather for the Greenwater area. Winterization is lot owner's responsibility.

Lot owners are encouraged to assess trees on their lot, particularly trees which may be leaning toward power lines or structures. Hazard trees should be considered for removal.

Commission Reports

Water & Facilities (Karl Goeres)

Water System Maintenance is ongoing.

Water Usage – Usage has decreased.

Water System Analysis – We received three proposals from consulting firms. The Water & Facilities Commission has chosen Pacific Groundwater to go forward with and the details of the project will need to be finalized by Jan 1. The board will decide at that time how to proceed. The process of obtaining accurate technical data continues. Bids will not be fixed but costs will not be allowed to exceed an agreed amount.

Truck Repair – It was brought up at the meeting that we will need to budget for a new vehicle in the coming years.

Architectural Control (Brian Miller)

A homeowner was contacted about finishing their construction.

Shoreline Stabilization Project (Wendy Scholl)

A large leaning Alder will soon be lost at Vane site #14. Further upstream of #14, a large Cedar tree has recently toppled into the river. A couple of eroded shoreline locations are getting close, but none of the 14 rock vanes are exposed to the river channel yet.

Box Gardens (Diane Thompson)

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

New Business

The timber harvesting trucks have finished hauling loads on Mountainside Drive.

No power surges were reported following the recent cycle of outages. If anyone has had a power surge please report it to Jim McKinley.

Eric Godo proposed a spring project to create a bike terrain course maybe located in the old fitness trail area near the ball field. If anyone is interested in helping to build structures or plan the course they can contact Cindy, Eric or Brian. A frisbee golf course was also discussed.

2015 Budget – Actual expenses for the last 12 months were compared to the 2014 budget. Each line item was reviewed and the projected 2015 expenses discussed. As anticipated, the water system will have higher costs in 2015. The water reserve CD should cover these expenses without needing to raise home owner association dues or water rates for 2015.

*Special thanks to Teresa Steel for her time preparing the budget and also to Robert Copeland who assisted Wendy Scholl updating the website contacts information:
<http://crystalriverranch.org/contacts/>

Meeting was adjourned at 5:20 pm.

Next board meeting: Jan 17, 2014 at 4:00pm
Water and Facilities meeting at 3:00pm
All lot owners are encouraged to attend.