

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

**Board Meeting Minutes for January 17<sup>th</sup>, 2015**

Robert Copeland called the meeting to order at 4:05pm.

Members present: Robert Copeland, Paul Cooke, Teresa Steel, Karl Goeres, Brian Miller, and caretaker Jim McKinley. Members Absent: Cindy Hieggelke, Steve Lewis, Jody Prusi, Diane Thompson. Also present: Eric Godo, Frank Nemeth, Eric and Georgia Mosher, Josh Warborg and Susan Leland-Edmunds.

Minutes from the November 15<sup>th</sup>, 2014 meeting were read and approved.

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

Checking Account	\$104,457
Money Market	2,509
Water Reserve CD	45,142
6 Month Water CD	45,000
Capital Reserve CD	39,517
November Expenses	6,664
December Expenses	8,268

155 out of 240 lots have paid their 2015 Assessments

Profit and Loss statements for 2014 and 2015 year-to-date were reviewed. Actual vs. budget are on track as planned.

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

Security – No issues since the last Board meeting.

Maintenance / Miscellaneous – Performed miscellaneous winterization and yard work.

Mail Theft – Mail was recently stolen from the mail boxes. Residents are encouraged to remove their mail daily or have their mail held at the post office if they will be away for several days. Jim will research mail boxes that lock and provide his recommendations at the next Board meeting.

Illegal Fireworks – There were numerous instances of illegal fireworks during the holidays. Residents are requested to adhere to the State fireworks law and be considerate of neighbors nearby. Please view <http://www.co.pierce.wa.us/DocumentCenter/View/28573> for information.

Water usage – Average usage since the last Board meeting.

Dog Control – Residents are encouraged to keep their pets on a leash when walking in the neighborhood. Please do not allow your pet to run free while in the Ranch.

## **Commission Reports**

**Water & Facilities (Karl Goeres)** The Water Commission reviewed the Pacific Groundwater Group (PGG) report and recommends the following actions over the next two years:

- Proceed with installing meters on each lot
- Replace / Recalibrate the wellhead meters
- Finish the Small Water System Management Plan and have it reviewed by a third party,
- Review the PPG report once the three actions above are complete and make a decision about what further actions should be taken

Ranchhouse Carpet – Two bids were received for replacing the carpet in the ranchhouse. Both were approximately \$1,900. The Board approved the expenditure.

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

No news to report.

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

Wendy Scholl prepared and submitted the final Restoration Report December 2014 to Pierce County Planning & Land Services and WA State Department of Fish & Wildlife. Report is available on-line: <http://crystalriverranch.org/shoreline-erosion/>

Planted trees at the 14 vane sites and access areas continue to exceed 80% survival. Shoreline erosion loss continues. Within the last two months (Nov - Dec 2014), the tip of vane 14 is now exposed to channel flow.

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

Hoses have been disconnected and water turned off for the winter to avoid damage from freezing.

### **Old Business**

Bike Terrain Course – Eric Godo and Josh Warborg discussed the bike terrain course. They will provide plans for Board approval. Trails / Structures will be kept fairly simple for use by residents and not be expanded to attract non-residents. Liability was highlighted as a possible concern. The project will be reviewed with CRR insurance representatives to ensure the Ranch is covered in case of accident.

### **New Business**

Timber Harvest – Hancock Forest Management is planning to harvest trees in April, 2015. A number of CRR property owners on the West and Northwest community perimeter including Fire Station 2 received registered mail notification from Hancock Forest Management (landowner Muckleshoot Federal Corporation) of planned timber harvest 2015 adjacent to their properties. Wendy Scholl and neighbor Steve Vaughan met and reviewed the proposed harvest area activity with two Hancock Foresters January 13th. If any questions, contact Sean Greif, Hancock Forester, 253-271-3143, [sgreif@hnrq.com](mailto:sgreif@hnrq.com). Information on the planned tree harvest is on CRR website <http://crystalriverranch.org/timber-harvest-spring-2015/>,

The culvert near the corral has been damaged. Jim McKinley will contact Pierce County for repair / replacement.

Meeting was adjourned at 5:20 pm.

Next board meeting: Mar 21st at 4:00pm  
Water and Facilities meeting at 3:00pm  
All lot owners are encouraged to attend.