

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

**Board Meeting Minutes for March 21<sup>st</sup>, 2015**

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

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

Minutes from the January 17<sup>th</sup>, 2015 meeting were read and approved with the following corrections:

- Caretaker's Report / Mail Theft – Jim and Brian Miller will research mailboxes that lock and provide their recommendations.

Three CRR Board positions are opening up. Active community participation is appreciated. Interest form: <http://CrystalRiverRanch.org>

**Treasurer's Report (Teresa Steel via Steve Lewis)**

Checking Account	\$25,349
Money Market	77,510
Water Reserve CD	68,150
6 Month Water CD	45,011
Capital Reserve CD	39,524
January Expenses	9,918
February Expenses	8,413

CRR released 4 liens – 1 River Project and 3 Assessments.  
201 out of 240 lots have paid their 2015 Assessments.

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

Security – No issues since the last Board meeting. LED light over mail boxes installed.

Damaged Culvert - The culvert near the corral has been damaged and will be repaired by Pierce County.

Ranchhouse Carpet – New carpet was installed as approved by Board.

Water System – All working well, no new leaks. Flushing valves as preventative maintenance.

Generator – The generator received routine maintenance.

Mail Theft – Gang mailboxes not acceptable to Post Master unless structure built over boxes to protect from rain / weather. Lock boxes on existing mailbox structure too heavy and not enough room if all owners want to convert to a lock box. Currently there are 150 mailboxes. If property owner wants to replace their existing mailbox with a lock box, please contact Jim to determine if there is enough room for installation. If property owner wants to remove their mailbox, please contact Jim. Owner will also need to notify Post Master.

**Commission Reports**

**Water & Facilities (Karl Goeres)** The telemetry development is continuing as planned. The

Small Water Management Plan will be reviewed next month. 32 meter settings remain to be completed. Target completion date is late summer. All projects are tracking to plan.

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

Permit for one shed was reviewed and approved.

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

Letter received from Pierce County stating the mitigation requirements for the shoreline stabilization project have been satisfied and the \$2,000 permit encumbrance is being released.

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

Previous years' box garden owners will have first choice of box gardens for 2015 but must notify Frank of intent by deadline date of April 30<sup>th</sup>. Others who would like a box garden for the summer should also contact Frank. Cost is \$30 per box.

#### **Old Business**

Bike Terrain Course – Still need to review liability concerns. Steve Lewis will follow up on this and report at next Board meeting. Need to ensure planned course structures and/or fill material within 200' shoreline buffer will comply with state regulations.

Timber Harvest - Hancock logging bordering CRR has been pushed out to 2015 fall time frame due to depressed timber market. 300+ trees on 11 CRR properties have been professionally identified by NorthWind Forest Consultants as wind throw hazard trees. After the Hancock logging is finished, NorthWind will re-check the identified exposed hazard trees and may be hired by an organized group of property owners to deal with them.

Good price available for property survey, which includes county recording. If any CRR property owner in proximity of CRR Road, Hackamore or Birch wants a formal survey done, contact Jeff Otterson, Cascade Land Surveying, <http://www.cascadels.com/>, 25three-820-40one6. Because Hancock recently paid Zenkner, professional survey firm who identified control points along CRR Road and property corners bordering the harvest unit, Jeff Otterson local surveyor out of Buckley can provide a formal survey at a very reasonable price. This is time sensitive to take advantage of, as the Zenkner survey stakes, road markings, etc. will soon disappear.

#### **New Business**

Abandoned Vehicles – There are several abandoned vehicles located on a property in foreclosure process that have not moved for several years. Jim McKinley will contact Pierce County regarding ordinance removal.

Several Cottonwood trees on community property that property owners wish to remove at their own cost. Filling out and submitting ACC permit request advised: <http://crystalriverranch.org/acc/>.

Meeting was adjourned at 4:55 pm.

Next board meeting: April 18th at 4:00pm  
Water and Facilities meeting at 3:00pm  
All lot owners are encouraged to attend.