

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

Board Meeting Minutes for October 17th, 2015

President Steve Lewis called the meeting to order at 4:00 p.m.

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

Minutes from the July 18th, 2015 meeting were read by Diane Thompson and approved with several corrections. Robert Copeland will revise the July 18th meeting minutes to reflect the changes.

Treasurer's Report (Robert Copeland for Teresa Steel)

Checking Account	\$12,765
Money Market	\$45,523
Water Reserve CD	\$68,161
Capital Reserve CD	\$39,529
6 Month Water CD	\$45,011
Expenses	
- July	\$9,971
- Aug	\$11,640
- Sept	\$7,483

The YTD Profit and Loss statement (actual vs. budget) was provided to the Board members for review. The 2016 budget will be reviewed for approval at the November 21st meeting. All CRR lot owners are encouraged to attend and provide input for next year's budget.

Annual Assessments – No update from the July meeting, which reported 222 out of 240 lot owners have paid their 2015 annual assessments. There are liens on four properties.

Caretaker's Report (Jim McKinley)

Security – No issues. A complaint was received about an aggressive dog that was off leash.

Maintenance - Jim completed the bi-annual generator service. No issues.

Water System Management –Jim provided a chart showing water usage for 2015. The CRR water usage is considerably lower than 2013 and 2014. Low usage is attributed to finding / fixing leaks as the meter setters were installed as well as lot owners conserving water due to summer drought.

Commission Reports

Water & Facilities (Karl Goeres)

Water Meter Project – All of the meter setters have been installed. Next step is to select a provider for the meters. Four bids have been received with a price range of \$60,000 to \$100,000. The Water & Facilities committee will review the proposals, narrow to two providers and request presentations. Summary and recommendations will be provided to the Board at the November meeting.

Small Water System Management Plan – The water plan is an operating plan for the CRR water system that is required by the State of WA. It is an extensive 200 page report that covers everything about the CRR water system including system layout, water source (wells), water reporting requirements, testing and maintenance requirements.

The water plan was reviewed by the consulting firm, Pacific Groundwater Group. The consultant (Jill Van Hulle) advised the plan was professionally written and very thorough. She had a few suggestions, which the committee will review. Overall, she was very impressed by the water plan. Kudos to the Water & Facilities committee for wading through the time consuming effort to complete the water plan.

Next steps consist of the committee reviewing and incorporating the consultant's recommendations into the plan. The committee will provide recommendations to the Board for approval at the November Board meeting.

Telemetry System – Wire diagram has been completed and the installation work has been started for the wireless link between the office and the pump house. All is going according to plan.

Architectural Control (Brian Miller)

One permit has been issued to remove a danger tree.

Shoreline Stabilization Project (Diane Thompson for Wendy Scholl)

Shoreline stabilization project permits are officially closed and the project is done. No further reporting is expected.

Box Gardens (Diane Thompson for Frank Nemeth)

It is time to clean up the box gardens and put the debris in the wire cages. Records indicate that CRR owe Horse Stable \$687.98 for 48 rails (\$11 each) and 2 gates (\$159.99 each).

Old Business

Unsafe recreational shooting (Diane Thompson for Wendy Scholl)

From April to July 2015, four bullets found in various CRR property locations by residents. Early September CRR property owner reported exterior bullet hole in their occupied structure.

The significant work completed by concerned community members as well as political leaders have resulted in the following toward improving recreational shooting safety:

- A full-time dedicated law enforcement officer in the White River Valley is scheduled to start early December.
- A new Forest Supervisor, Jamie Kingsbury, starts in October. This NFS position has for years been the real authority on shooting issues.
- In last 90 days NFS has increased signage, employee presence, led volunteer site clean-ups and held public meetings.

All the years of volunteer work, formal meetings, the Bricklin Newman attorney letter to (NFS) National Forest Service that was also sent to political leaders, the significant work by Chris Hurst 31st District Representative, an assortment of communications to NFS from Greenwater property owners, CRR board, Fire Commissioner's, etc. has cultivated some positive movement on the unsafe illegal shooting problem. Thanks to all who have taken action toward improving recreational safe shooting. For additional details see:
http://crystalriverranch.org/wp-content/uploads/2015/09/ShootingIssuesUpdate_20151019.pdf

Timber harvest – The timber harvest has been moved to 2016

Reopening of Closed Areas - Hancock / Muckleshoot land has opened all land access which was previously closed due to fire danger. See link web link for additional information. <https://HancockRecreationNW.com>

New Business

None

Meeting was adjourned at 5:00 pm.

Next board meeting: Saturday, November 21st, 2015 at 4:00pm
Water and Facilities meeting at 3:00pm
All lot owners are encouraged to attend.