

Crystal River Ranch News
62201 Meadow Way E, Greenwater, WA 98022
<http://CrystalRiverRanch.org>
Annual Meeting Minutes for May 21st, 2016

President Steve Lewis called the annual meeting to order at 2:00 pm.

Board Members present: Steve Lewis, Robert Copeland, Curt Simonson, Brian Miller, Cindy Hieggelke, Jim McKinley, Karl Goeres

Board Members Absent: Teresa Steel, Diane Thompson, Jody Prusi

Minutes from the May 16th, 2015 annual meeting were read by Steve Lewis and approved as read.

Treasurer's Report (Steve Lewis for Teresa Steel)

Checking Account	\$ 50,856
Money Market	\$ 94,856
Water Reserve CD	\$ 68,209
Capital Reserve CD	\$ 53,319
6 Month Water CD	\$ 45,034

All bills have been paid through Mar 18th, 2016

218 of the 240 lot owners have paid their 2016 annual assessment to date, with payments still coming in.

There are three liens in place for those past due three years; four lots owe for 2015.

There are copies of the 2015 Profit and Loss Actual vs. Budget for those interested. Contact Teresa Steel for information.

Caretaker's Report (Jim McKinley)

Water System Management - Meter setters have been completed. Water usage volume has decreased slightly for the year.

Security - No major issues for the past year other than two recent break-ins (1 shed, 1 garage).

Mail Boxes - The USPS mail-person advised that a mailbox is needed in order to deliver packages to homes. Talk to Jim McKinley if you need a mailbox. If you want to stop receiving mail, please talk to Jim about removing your mailbox.

Commission Reports

Water & Facilities (Karl Goeres)

Projects - The driveway was replaced in 2015. For 2016, the community center sidewalk will be replaced. Also the HOA Reserve Study will be reviewed this year (once every three years) and updated where needed.

Water - The Small Water System Plan was completed along with the installation of meter setters. Service meters for each lot have been ordered and installation will be completed by Jan 2017. Total cost for service meters (includes material, installations and a 10 year maintenance agreement covering tech support, data hosting and a customer portal which allows CRR residents to monitor water usage) is \$85,000.

Water Quality - Water quality testing has been completed and results passed regulatory requirements.

Cross-Connection Plan - A cross-connection plan will need to be completed in the future and location of backflow meters will be identified. Backflow meters are required to keep potable water from being contaminated with other systems (sprinkler, etc.).

Telemetry System (Eric Godo) - Most all parts have been purchased and installed. Testing in progress.

Architectural Control (Brian Miller)

Permits - over the last year, permits have been issued for 2 new houses, 7 danger trees, 2 decks, 1 dog fence and 2 additions.

Letter to Owners - Architectural Control Committee (ACC) issued a letter to all lot owners advising all within the community is in good order with a few exceptions. The ACC encourages owners to comply with the following:

- Propane tanks must be screened from view of neighbors and roadways.
- White garage doors must be painted in natural tones blending with the environment.

Also the ACC wishes to remind owners that Spring is a good time to remove underbrush, fallen limbs and invasive Scotch Broom plants from your property. Also, dogs off your property must be leashed.

Box Gardens (Steve Lewis for Frank Nemeth): There is increasing demand for box gardens. Contact Frank Nemeth if you have interest.

Old Business

Timber Harvest by Hancock - Harvest is scheduled to begin in early June, 2016, and will take 6 to 7 weeks to complete. The harvest area includes both sides of CRR Road, behind Fire Station #2 and adjacent to perimeter CRR property owners. See detailed information on the website including maps of area to be logged. <http://crystalriverranch.org/timber-harvest/>. The review meeting that occurred on May 9th went well. Hancock has done a good job working with community representatives to accommodate their concerns. Minutes of the meeting, prepared by Diane Thompson with assistance from Tom Thompson and Wendy Scholl will be available on the CRR website.

Shoreline (Brian Miller for Wendy Scholl) - Erosion continues with significant visible evidence around vanes, 14, 2, 3 and 4. The Shoreline committee continues to monitor and measure the erosion to determine impact from the installed rock vanes. Information on the Shoreline project is on the CRR website.

Cell Phone Service (Steve Lewis for Wendy Scholl): There is no estimated future time frame when a major signal provider will have cell signal equipment on a tower. The last 12 months of significant erosion loss and the continued shoreline loss in utility corridor sections along the White River is the main obstacle regarding any capital investment upgrade by PSE power or CenturyLink DSL fiber.

Unsafe Recreational Shooting Project (Steve Lewis for Wendy Scholl) - Working with the Forest Service, elected officials and volunteer organizations has resulted in slow but steady progress to control illegal shooting in the area. Information and updates can be viewed on the CRR website.

New Business

Elections - Three nominations (Jodi Prusi, Erik Godo and Robert Copeland) were received for the three openings on the CRR board. All three were unanimously approved by those present at the meeting.

The annual meet was adjourned at 3:00 PM

A short Board meeting was held after the general meeting. Officers for 2016 were nominated and approved as follows:

President - Curt Simonson

Vice President - Diane Thompson

Treasurer - Teresa Steel

Secretary - Robert Copeland

Shoreline Stabilization Project - The Board voted to change the current Shoreline Stabilization Committee to the Shoreline Stabilization and Conservation Commission. Diane Thompson was elected to be the first head of the new commission. This river project has now entered a long term, permanent maintenance and monitoring phase. Creation of the commission will include a standing committee meeting, scheduled on the same day as CRR Board meetings. The CRR Board hopes that this will result in increased support and input from the community to share in the work of monitoring ongoing shoreline erosion by the White River and to maintain the community knowledge and understanding of the work in place to mitigate the threat to our community property and water system. Any CRR resident interested in working on this committee is encouraged to attend the next scheduled meeting of the Shoreline Stabilization and Conservation Commission on the third Saturday of July, 2016. Please contact Diane Thompson for the time of the meeting at the CRR community meeting room.

**Next meeting is July 16, 2016 at 4:00 pm.
All property owners encouraged to attend.**