

Crystal River Ranch News
62201 Meadow Way E, Greenwater, WA 98022
<http://CrystalRiverRanch.org>
Board Meeting Minutes for November 19th, 2016

President Curt Simonson called the meeting to order at 4:00 pm.

Members present: Curt Simonson, Karl Goeres, Teresa Steel, Jim McKinley, Erik Godo, Robert Copeland, Steve Lewis, Brian Miller, Diane Thompson

Members absent: None

Others present: Frank Nemeth, Diane Gebenini, Mike Larkin, Kristy Clay, Bruce Clay, Melanie Burton, Wendy Scholl

Minutes from the September meeting were approved.

Treasurer's Report (Teresa Steel)

Checking Account	\$ 7,557.20
Money Market	\$ 94,924.05
Water Reserve CD	\$ 68,223.66
Capital Reserve CD	\$ 53,326.91

Expenses:

- Sept	\$6,816.77
- Oct	\$6,697.95

231 of the 240 lot owners have paid their 2016 annual assessment.

Teresa distributed the Profit & Loss Budget vs. Actual (YTD through November 19th, 2016). Actual is tracking to plan.

The proposed 2017 budget was reviewed by the Board. \$1,500 was added to General Maintenance expense for possible tree removal. The Capital Reserves expense was reduced \$1,500 to keep the budget balanced. The proposed 2017 budget was approved with the modifications.

Caretaker's Report (Jim McKinley)

Security: No new events to report.

Maintenance / Miscellaneous: Yard Fall cleaning completed. Generator was serviced. Flushing and valve maintenance performed. Continued work on the telemetry and HOA reserve study.

Jim attended training for the new water metering system. As a result of the recently installed water metering system, Jim found several leaks and took corrective action. The water consumption for CRR is down considerably.

Commission Reports

Water & Facilities (Karl Goeres): HOA Reserve Study - Minor adjustments made to the timeline for miscellaneous items. No material impact.

Telemetry System – Testing has been pushed out to the end of the year.

Architectural Control (Brian Miller) No report. Steve Lewis agreed to join the committee.

Box Gardens: (Frank Nemeth) A couple of boxes still need to be cleaned up. Some of the plastic water lines are broken, which will be repaired in Spring.

Stables: (Jim McKinley) Five horses present. Contact Jim about getting horses in the stables if you are interested.

Shoreline Stabilization and Conservation Committee (Diane Thompson): A shoreline evaluation led by Larry Dominguez was completed Sept 24th - 25th, 2016. Larry provided training for participating committee members. The committee approved the six recommendations from the evaluation (see CRR website for details). Erosion is ongoing. Data collection from periodic shoreline evaluations will continue for erosion assessment. The numeral labeling of each vane stake has been upgraded along with new installed yellow stake caps. A new summary of the 14 vane shoreline project is available on the CRR website <http://crystalriverranch.org/shoreline-erosion/>. Installation of a flood-crest gauge is planned. The gauge will measure the height of overflow.

Old Business

Unsafe Recreational Shooting: A letter was received from James Pena, Regional Forester, acknowledging the unsafe shooting along the 410 corridor along with identifying the various initiatives to improve the safety and address illegal shooting. The letter can be viewed on the CRR website <http://crystalriverranch.org/local-shooting-topic-921-4-pm/>.

Welcome Letter to New CRR Homeowners - A letter was created for new CRR homeowners welcoming them to CRR and highlighting CRR and community information they will find useful as new residents. The letter is available for viewing on the CRR website <http://crystalriverranch.org/about/welcome-to-crr/>.

Tree Removal - A CRR resident has requested the Board to remove several trees located in a community area that may be at risk of falling on nearby power lines, which could possibly cause a voltage surge. The Board will get a legal opinion on the CRR's responsibility for removing trees along with an assessment on liability.

New Business

None.

Meeting was adjourned at 5:20pm.

Next board meeting: January 21st, 2017 at 4:00 pm.

Water and Facilities meeting at 3:00 pm. Shoreline Stabilization at 3:00 pm.

All lot owners are encouraged to attend.