

**Crystal River Ranch News**  
**62201 Meadow Way E, Greenwater, WA 98022**  
<http://CrystalRiverRanch.org>  
**Board Meeting Minutes for September 17th, 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

Members absent: Steve Lewis, Jody Prusi, Brian Miller, Diane Thompson

Others present: Melanie Burton, Ruth Oldham, Jim Harte, Wendy Scholl

Minutes from the July 2016 meeting were read by Robert Copeland and approved.

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

Checking Account     \$ 19,019.75

Money Market         \$ 49,863.85

Water Reserve CD    \$ 68,221.66

Capital Reserve CD   \$ 53,326.91

6 Month Water CD    \$ 45,033.85

Expenses:

- July                 \$6,455.13 + \$58,572.51 for water meters

- Aug                  \$ 6,812.00

229 of the 240 lot owners have paid their 2016 annual assessment. The 6 month water CD that expires in October will be rolled into the money market account. Teresa distributed the Profit & Loss Budget vs. Actual (YTD through September 17th). Actual is tracking to plan.

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

Security: No new events to report. The sheriff drives through the ranch periodically as a precaution. If you see suspicious cars, give the license plate numbers to Jim. If a resident wants to file a report on an incident, they have the option to file online with the sheriff's department vs. calling the sheriff direct.

Maintenance: The damaged kitchen floor (dishwasher failure) in the caretaker's house was replaced. Painting was completed on the picnic shelter, pump house, big toy, buggy and outside benches. The ranch house deck was stained. Sidewalks around the community center are deteriorating and need to be replaced. Cost to repair / replace will be determined and submitted for the 2017 budget.

Garbage: Please note that ranch house garbage and recycling cans are intended for ranch house/rec room use only. Please do not use them for residential garbage.

**Commission Reports**

**Water & Facilities** (Karl Goeres): Water Meter Project – All but one of the 244 meters have been installed. The installation of two source meters at the water pump is next. Training on how to monitor / manage the meter system will be conducted on November 1st and 2nd. The HOA Water Reserve Study is up for review this year. The update is completed every three years. Completion is expected by early October so estimated expenses can be included in the 2017 budget. The committee is currently reviewing the need for a Langeline test to determine corrosivity of our water. The committee will report at the next meeting.  
Telemetry System – Testing is expected to be completed in October.

**Architectural Control** (Brian Miller) No report.

**Box Gardens:** (Frank Nemeth) No report.

**Stables:** (Jim Harte) Five horses present. Maintenance was completed on the stables and several boards were replaced. Contact Jim about getting horses in the stables if you are interested.

**Shoreline Stabilization and Conservation Committee** (Diane Thompson): The Evaluation of our shoreline erosion status by Larry Dominguez will take place on September 24th and 25th. The committee will provide a report to the board and the membership.

## **Old Business**

**Unsafe Recreational Shooting:** Curt Simonson met with Forest Service representatives to discuss opportunities to reduce the risk to CRR of recreational shooting on USFS lands. Another meeting is planned later this month to discuss a possible solution of reorienting a 7013 shooting area in a different direction to improve CRR safety.

**Timber Harvest by Hancock:** The harvesting has been completed. Hancock is adding a drainage line to control water runoff.

**PSE:** An arborist with Puget Sound Energy reviewed the recently harvested area near Crystal River Ranch Road and Alpine Drive. She identified locations that are at risk of tree failure near power lines and along the roads. The Architectural Control Committee (ACC) will research options and advise the Board of recommendations.

Puget Sound Energy July 20, 2016 Greenwater Meeting: Power transmission lines must be re-located in future due to river channel migration zone shoreline erosion. To help reduce over-voltage surge events, 2017-2018 outages may be longer duration as PSE will be doing additional process steps to bring the grid back up. Additional information is at <http://crystalriverranch.org/wp-content/uploads/2016/08/GreenwaterPSETalkingPointsOutline20160720.pdf>

## **New Business**

The CRR Board thanks Jody Prusi for her years of service on the board, and wishes her well in her new endeavors. Her resignation opens a position on the board. Please contact Jim McKinley or a board member if you are interested.

The board approved Dwight Holobaugh to provide a required review of the HOA Reserve Study. Cost not to exceed \$1,500.

Meeting was adjourned at 5:15pm.

Next board meeting: October 15th, 2016 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.