

Crystal River Ranch News
62201 Meadow Way E, Greenwater, WA 98022
<http://CrystalRiverRanch.org>
Board Meeting Minutes for January 21st, 2017

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

Members present: Curt Simonson, Karl Goeres, Jim McKinley, Erik Godo, Robert Copeland, Diane Thompson

Members absent: Teresa Steel, Steve Lewis, Brian Miller

Others present: Jim Duffy, Jaide Duffy, Bob Hennings, Jim Harte, Mike Smith, Mike Larkin

Minutes from the November meeting were approved.

Treasurer's Report (prepared by Teresa Steel)

Checking Account	\$ 101,879
Money Market	\$ 64,928
Water Reserve CD	\$ 68,234
Capital Reserve CD	\$ 53,335

Expenses:

- Nov	\$ 7,094
- Dec	\$ 41,632 (includes the \$33,000 to H.D. Fowler)

155 of the 240 lot owners have paid their 2017 annual assessment.

The 2016 Profit & Loss Budget vs. Actual was distributed for review. If any questions, please contact Teresa at the next Board meeting.

Caretaker's Report (Jim McKinley)

Security: No new events to report.

Maintenance / Miscellaneous: the County has been cleaning culverts to improve water flow as the snow melts. Jim has put sand down on the parking lot around the mailboxes to improve traction on the icy locations.

The water metering system is working as designed. Several home leaks have been detected and Jim has contacted the owners. Jim has toilet leakage detection tablets available for homeowners who are interested.

Jim received a complaint about off-leash dogs. Please keep your dog on a leash when walking your dog in the CRR community.

A CRR welcome letter is now available for new homeowners. Jim will send to new owners going forward.

Commission Reports

Water & Facilities (Karl Goeres): The commission is drafting a document identifying tips to avoid freezing pipes. The document will be available to homeowners when completed.

Telemetry System – Testing continues. Estimated completion date is Mar 2017.

Architectural Control (Brian Miller) No report.

Stables: (Jim Harte) Five horses present. Contact Jim about getting horses in the stables if you are interested. New electrical breakers are needed. Jim will manage the project.

Shoreline Stabilization and Conservation Committee (Diane Thompson): The next periodic shoreline evaluation to assess erosion is planned for late summer or early fall. Larry Dominguez will continue to lead this effort with help from the committee. The flood-crest gauge will be installed as soon as the snow melts.

Old Business

Fire Insurance Rating - The Washington Surveying and Rating Bureau (WSRB) has completed its evaluation of the fire protection capabilities of CRR as they relate to fire insurance rating. The Protection Class (PC) for Pierce County Fire District 26 has improved from PC 8 to PC 6, effective February 1st, 2017. Homeowners should contact their insurance agents to determine the relative effect this new community PC will have on their insurance premiums.

New Business

None.

Meeting was adjourned at 4:30pm.

Next board meeting: March 18th, 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.