

Crystal River Ranch News
62201 Meadow Way E, Greenwater, WA 98022
<http://CrystalRiverRanch.org>
Board Meeting Minutes for March 18th, 2017

Vice President Diane Thompson called the meeting to order at 4:00 pm.
Members present: Karl Goeres, Teresa Steel, Jim McKinley, Erik Godo, Robert Copeland,
Diane Thompson, Brian Miller

Members absent: Curt Simonson, Steve Lewis
Others present: Debbie Hyde, Mike Larkin, Jim Harte, Susan Harte

Minutes from the January meeting were read and approved.

Treasurer's Report (prepared by Teresa Steel)

Checking Account	\$ 40,707
Money Market	\$ 99,874
Water Reserve CD	\$ 113,302
Capital Reserve CD	\$ 53,335

Expenses:

- Jan	\$ 10,165
- Dec	\$ 10,847

180 of the 240 lot owners have paid their 2017 annual assessment. Twelve lot owners who are past due with 2016 annual assessment were contacted via certified letters. Several have responded and paid. The 2017 YTD profit & loss budget vs. actual was distributed and reviewed. Thurston First Bank, where some CRR funds reside, was acquired by Commencement Bank. This account has been transferred to the Commencement Bank office in Enumclaw with no issues or delays.

Caretaker's Report (Jim McKinley)

Security: No new events to report.

Maintenance / Miscellaneous: The County continues to clean culverts as time permits to improve water flow as the snow melts. There was a house fire started by a water heater that was extinguished by the volunteer fire department. Off leash dogs are still a problem in the Ranch. Dog owners, please keep your dog on a leash when walking your pet in CRR.

Jim announced he will be leaving his position as caretaker at CRR. His last day is April 15th. Jim has been a great asset to the Ranch and he will be missed. The Board will be reviewing the caretaker job description and the needs of the ranch to determine next steps.

Commission Reports

Water & Facilities (Karl Goeres): The commission drafted a document identifying tips to avoid freezing pipes. The document will be available to homeowners in the Fall. The commission will be preparing water efficiency goals that will be reviewed at the next Board meeting in April. The Tacoma/Pierce County Health Department will be completing a review of the CRR facilities in April. One bid has been received for replacing the sidewalks near the community center and ranch house. Additional bids will be received over the next 45 days.

The parts ordered for the Telemetry system to complete the water level monitoring system in the water tanks have been received. Completion is expected by May.

Architectural Control (Brian Miller): Permits have been requested to remove danger trees and build several structures. The requests have been reviewed and approved.

Stables: (Susan Harte) Five horses are present and one more will be added shortly. Stables can accommodate up to eight horses total.

Shoreline Stabilization and Conservation Committee (Diane Thompson): Flood crest gauges will be installed after the snow melts. The gauges will be utilized to monitor the water flow during the Spring / Summer. Shoreline erosion continues. Four vanes now are partially exposed.

Gardens: Frank Nemeth will contact those who utilized the community garden in 2016 to determine if they plan to return for the 2017 growing season. If anyone is interested in utilizing space in the community garden, please contact Frank.

Old Business - None

New Business

Four Board positions are up for re-election. Elections will be held at the May meeting. There have been reports of the elk aggressively approaching walkers with the expectation of being fed. Please refrain from feeding the elk to avoid encouraging dangerous behavior.

Debby Hyde thanked Jim McKinley for his ten years of service to CRR. Jim has always been available when asked for assistance and has gone beyond the call of duty when needed. Susan and all those present at the meeting wish the very best for Jim as he moves on to his next adventure.

Meeting was adjourned at 5:15pm.

Next board meeting: April 15th, 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.

The Annual meeting and picnic is scheduled for May 20th.