

**Crystal River Ranch News**  
**62201 Meadow Way E, Greenwater, WA 98022**  
<http://CrystalRiverRanch.org>  
**Board Meeting Minutes for April 15th, 2017**

Vice President Diane Thompson called the meeting to order at 4:00 pm.

Members present: Karl Goeres, Teresa Steel, Erik Godo, Robert Copeland, Diane Thompson

Members absent: Curt Simonson, Steve Lewis, Brian Miller

Others present: Jim McKinley, Mike Larkin, Jim Harte, Mike Smith

Minutes from the March 18th meeting were read and approved with the following modification:  
The gauges will be utilized to monitor the water height (not flow) during the Spring / Summer.

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

Checking Account	\$ 25,468
Money Market	\$ 99,876
Water Reserve CD	\$ 113,302
Capital Reserve CD	\$ 67,235

March Expenses: \$ 6,654

186 of the 240 lot owners have paid their 2017 annual assessment. Reminders will be send out.

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

Spring clean up and prep for summer season was completed.

Security: No new events to report.

**Commission Reports**

**Water & Facilities** (Karl Goeres): Until a new Caretaker has been hired, the Board approved Jason Miller, who has a Water Manager I license, to manage the water system. Jason will be paid \$650 per month to manage the water system and \$35 per hour for any extra work identified by the Water Commission. Mileage at the current IRS rate will be paid for use of his personal vehicle. Jason will be taking direction from Bill Steel (Karl Goeres backup). Any lot owner who has water questions should contact Bill Steel at 360-663-2626. Karl Goeres can be contacted as backup if Bill can not be reached (360-485-9909).

The Tacoma/Pierce County Health Department completed a review of the CRR facilities. No major infractions identified.

The commission continues to monitor water usage. There is a situation in which a lot owner has an excessive water leak but has not taken corrective action. The Board approved the adoption of a policy to shut off the water of lot owners after they have been notified of a water leak and sufficient time has transpired to address the water leak issue. The Water Commission, after

notifying the lot owner, will send a letter to the lot owner documenting water leak. The lot owner will have 30 days to submit a plan to the Commission advising the corrective action that will be taken. If no plan is received, the Water Commission will proceed with shutting off the water to the lot that has the water leak. There are several resources listed on the CRR website that lot owners can contact to assist with locating and fixing a water leak.

The Water Commission will set Water Use Efficiency goals and identify the goals at the May Board meeting.

Until the Caretaker position is filled, Susan Harte has agreed to perform cleaning services at the rec room and picnic area restrooms. The Board approved payment of \$20 per hour for her services.

Lawns will be mowed and trails cleaned by a local maintenance service at a cost of \$45 per hour. Karl Goeres will oversee the service.

**Architectural Control** (Jim McKinley): One request for a reroofing job.

**Stables** (Jim Harte): One additional horse will be arriving at the stables shortly, bringing the total to six horses.

**Shoreline Stabilization and Conservation Committee** (Diane Thompson):

An overview of the Shoreline Vanes is on the Crystal River Ranch website as the first document under the shoreline tab. (<http://crystalriverranch.org/shoreline-erosion/>).

The flood crest gage is ready for installation. The purpose of the gage is to measure the height of the water on CRR land during a flood event. The gage will be placed where the maximum restriction of the river flow occurs. The committee will arrange for cleanup of the vane area between vanes 11 and 14.

Willow whips will be planted in the wet areas along the shoreline around vanes 13 and 14 and around vane 6. Erosion continues on a regular basis. Larry Dominguez will conduct comprehensive measurements of all 14 vanes and provide a report comparing the current situation to baseline measurements.

**Gardens** (Frank Nemeth): Contact Frank if you want a box garden. Cost is \$30 for the season.

### **Old Business**

The recently logged area along the West Fork road has been replanted by Hancock.

Four Board positions are open for election at the May meeting. Three existing Board members (Teresa Steel, Steve Lewis, Curt Simonson) will seek reelection. One Board position is open due to a Board member's resignation.

The Board continues to search for a new Caretaker. A job description has been created and the position has been posted on Craigslist. Those interested can view the posting at <http://seattle.craigslist.org/tac/trd/6086104171.html>. Applicants can send their resume and cover letter to [resume@crystalriverranch.org](mailto:resume@crystalriverranch.org).

### **New Business**

Aggressive elk are getting into trash cans and spewing garbage around CRR. Please ensure garbage containers are properly secured. Putting Pine Sol on the trash cans will deter the elk. Those who are returning to a primary residence after staying at CRR should take their trash with them to reduce elk issues.

The annual CRR picnic is May 20th at noon at the CRR community center. All CRR residents are welcomed. Burgers and hot dogs will be available. Residents with last name beginning with A - G are encouraged to bring a side dish or appetizer, H - P bring salad, Q - Z bring dessert.

The Annual meeting will follow the BBQ at 2:00 pm. All lot owners are encouraged to attend.

Meeting was adjourned at 5:30 pm.

Next board meeting: May 20th, 2017 at 2:00 pm.