

Crystal River Ranch News
62201 Meadow Way E, Greenwater, WA 98022
<http://CrystalRiverRanch.org>

Board Meeting Minutes for July 15, 2017

Diane Thompson called the meeting to order at 4 pm.

Board members present: Teresa Steel, Karl Goeres, Bob Hennings, and Diane Thompson.
Members absent: Robert Copeland, Curt Simonson, Steve Lewis, Brian Miller, and Eric Godo.

Also present: Our new caretaker, Jake Payne, Pam Willis, Dan Torrell, BJ & Shannon Cunningham, Susan & Jim Harte, Wendy Starrett, Frank Nemeth and Wendy Scholl.

Minutes from the May 20, 2017: Read as posted on website. No corrections raised.

Treasurer's Report (Teresa Steel)

| | |
|--------------------|-------------|
| Checking Account | \$16,010.97 |
| Money Market | 99,883.17 |
| Water Reserve CD | 113,320.41 |
| Capital Reserve CD | 67,251.65 |
| May Expenses | 7,785.64 |
| June Expenses | 7,745.30 |

224 out of 240 lots have paid their 2017 Assessments.

Caretaker's Report (Jake Payne)

Security: Accomplishing daily security rounds, replaced building master locks.

Water System: Water Use Efficiency and the Consumer Confidence reports for 2017 were submitted, replaced 3 sprinkler irrigation heads, installed new faucet at pump house and was approved to take and signed up for WDM class. Jake is studying for water system certification.

Grounds: Infield maintenance, cleared and spread chips on community trail sections, mowing, insect prevention spraying, organized and maintenance on equipment. Next area is the picnic / trail areas end of Elk Trail Way and assessing work needed on the convenience shelters. Pam Willis requested maintenance be done in that community property area regarding hazard limbs, leaning trees and upkeep of the structure.

Administration: Property owner database updated, office file organization and session with Wendy Scholl on email communication process, general administration of computer is in process. Six ACC requests for tree removal sent to Brian Miller for approval.

Commission Reports

Water & Facilities (Karl Goeres)

Karl Goeres reported that water meters are being read, plans for future charting water use is in process. Before next board meeting, the two distribution water system valves under road pavement of Mountainside will be replaced for approximately \$2,000.

Walkway structure failing between Caretaker house and Rec Room needs support work done before next September board meeting. Jim Harte is in the process of completing the telemetry project.

Architectural Control (Brian Miller) no report

Shoreline Stabilization (Diane Thompson)

Shoreline Erosion Hazard Assessment and Monitoring Report #3 has been completed by Larry Dominguez, Senior Ecologist at KPFF Consulting Engineers Lacey, WA. (www.kpff.com). He has been working with our committee to institute a monitoring protocol for documenting the changing of the shoreline. A complete record of the project history, construction and follow-up technical memorandums can be found under the shoreline tab on the website.

<http://crystalriverranch.org/shoreline-erosion/> . A copy of this report is on the website. Bank erosion is an ongoing process which occurs even in the absence of high water or flood events. Erosion is occurring at all vane sites, particularly at vanes 2 and 14 (see graphic page 4). Assessments will take place yearly and more frequently after a major flood event. Email WebAdmin@crystalriverranch.org to schedule a tour of the vane sites.

Box Gardens (Frank Nemeth)

This community activity program continues to be a success. Wendy Scholl worked with me to update the resident sign-up sheet which is posted on the website at:

<http://crystalriverranch.org/box-garden-sign-up-crr-resident/>

Old Business

Stables (Susan Harte): A three year plan presented and submitted to the board. There is accrued stable money to accomplish project priorities such as solving the mud issue and roofing the shelter. Expense submittal process discussed and agreed on with Treasurer Teresa Steel. There are 4 horses in the stables.

Unsafe Shooting (Wendy Scholl): July 21, 2017 Forest Service Deputy Ranger meeting with Wendy and Jake in Crystal River Ranch is scheduled.

New Business

Firewise Grant: Property owners for a reasonable expense can get their branch piles chipped. Call 253-845-9770 or email Chrissy Cooley, ChristineC@pierced.org to arrange to chip neatly piled branches at community roadside, i.e. curb location.

Meeting was adjourned at 5:30pm.

Next board meeting September 16, 2017 4:00 pm
Water and Facilities meeting at 3:00 pm
Shoreline Stabilization and Conservation Committee at 3:00 pm
All lot owners are encouraged to attend.