

**Crystal River Ranch News**  
**62201 Meadow Way E, Greenwater, WA 98022**  
<http://CrystalRiverRanch.org>  
**Annual Meeting Minutes for May 20th, 2017**

President Curt Simonson called the meeting to order at 2:00 pm.

Board members present: Karl Goeres, Teresa Steel, Erik Godo, Robert Copeland, Diane Thompson, Curt Simonson, Brian Miller

Members absent: Steve Lewis

Minutes from the May 21st, 2016 annual meeting were read by Robert Copeland and approved as read.

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

Checking Account	\$20,910
Money Market	\$99,879
Water Reserve CD	\$113,320
Capital Reserve CD	\$67,252

220 of the 240 lot owners have paid their 2017 annual assessment. Four (4) lots have liens, one lot will be sent an Intent to Foreclose for too many years in arrears, two lot owners are making payments. Reminders will be sent out.

There are copies of the 2016 Profit and Loss Actual vs. Budget for those interested. Contact Teresa Steel for information.

**Caretaker's Report - None**

**Commission Reports**

**Water & Facilities (Karl Goeres)**

**Ranch House Sidewalk Replacement** - Bids have been received. The next Caretaker will assess and manage the project.

**Water Conservation** - Water meters have been set for all CRR lots and on the two wells. Water usage is now recorded for each lot. The system allows for identifying leaks and / or high usage by residents. If you are contacted regarding a leak on your property, please act quickly to fix it. A web based portal will be available to residents by early next year so that they can identify water usage for their lot.

CRR will need to implement conservation efforts to minimize the use of water. The Water & Facilities Commission will collect water usage data and develop a water conservation plan for Board review and approval.

### **Architectural Control (Brian Miller)**

**Permits** - Over the last year, a total of 15 permits have been issued as follows: 7 tree removals, 2 decks, 1 home addition, 1 carport, 3 sheds, and 1 manufactured home.

Lot owners can find the permit form on the CRR website.

**Stables (Susan Harte)** - Five horses are currently using the stable. The stable facilities are in need of repairs and improvements. Corrective action is necessary to reduce mud, improve drainage and fix the shed roof that is leaking along with several other maintenance needs. The Stable Committee will prepare a three year plan with cost estimates and present to the Board.

**Box Gardens (Diane Thompson for Frank Nemeth)** - Two box gardens are available for the current season. Garden boxes are \$30 per season. Contact Frank if interested.

**Shoreline Stabilization and Conservation Commission (Diane Thompson)** - An overview of the Shoreline Vanes is on the CRR website as the first document under the shoreline tab. Larry Dominguez, MS Ecologist with KPFF Consulting Engineers, and several committee members carried out a full evaluation of the 14 vanes May 16th and 17th. An updated report of the shoreline status will be available at the July Board meeting. Larry has been invited to present.

Vane #3 is beginning to function as planned because erosion has uncovered the toe and a portion of the vane.

### **Old Business**

**Timber Harvest by Hancock** - The harvest was completed in 2016 and replanted as planned.

**Unsafe Recreational Shooting Project** - Efforts continue to reduce the risk of unsafe recreational shooting on USFS lands.

CRR residents are encouraged to contact law enforcement if they see unlawful shooting. As a reminder, it is unlawful to shoot in the CRR community, even if you are on private land.

### **New Business**

**Firewise [Grant Program](#) Pierce County** - Call 253-845-9770 or email Chrissy Cooley, ChristineC@piercecountycd.org to arrange free site assessment of your home for defensible

space or to schedule free wood chipper service in June to take care of neatly piled branches at roadside.

**New Garbage Cans** - Murray's Disposal Company will be delivering new garbage cans to current customers between May 22nd and June 3rd. The garbage cans are expected to be somewhat elk proof.

**Elections** - Three incumbent Board members (Steve Lewis, Teresa Steel and Curt Simonson) were elected to another 2-year term. Bob Hennings volunteered to fill the open position that was vacated by a previous Board member who moved out of the area. A motion was made / seconded to nominate Bob for the open Board position. Motion was passed unanimously.

**Caretaker Hiring Status** - Robert Copeland explained the process being followed to hire a new Caretaker. The job description was reviewed / modified and then posted on CraigsList. Candidates were requested to submit their resume with a cover letter. Resumes were assessed based on requirements for the job. Candidates who met the job requirements were asked to complete an Employment Application, which provided more information to assess the candidate. The candidates were phone interviewed by the hiring committee and the top candidates were given a Ranch tour by Karl Goeres. Top candidates will now go through a second on-site interview. Final candidate selection is expected by end of May.

**Danger Trees in Common Area** - There is a concern about trees in CRR common areas that are at risk of falling on private property and causing damage. The Board will review and advise outcome of discussion. If there are any danger trees on lot owner property, the owner can obtain a permit from the ACC for tree removal.

The annual meeting was adjourned at 3:24 pm.

A short Board meeting was held after the general meeting. Officers for 2017 were nominated and approved as follows:

President - Curt Simonson  
Vice President - Diane Thompson  
Treasurer - Teresa Steel  
Secretary - Robert Copeland

**Next Board meeting is July 15th, 2017  
All property owners are encouraged to attend.**