

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

**Board Meeting Minutes for Sept 16th, 2017**

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

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

Members absent: Bob Hennings

Also Present: Frank Nemeth, Jake Payne, Wendy Scholl, Cindy Hieggelke, Dan Torrell, Michael Thompson, Ray Knoll, Chris Lincare, Carol Lincare, Liz Enger, Susan Harte

Minutes from the July 15th, 2017 meeting accepted as published.

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

Checking	\$7,871.47
Money Market	\$89,888.02
Water Reserve	\$113,340.40
Capital Reserve	\$67,261.71
July Expenses:	\$13,037.71
August Expenses:	\$7,793.57

229 out of 240 lots have paid their 2017 annual assessments. Teresa is following up with lot owners who have not paid.

The Jan 1 - Sept 18th, 2017 Profit and Loss Actual vs. Budget report was reviewed. Actual is tracking to plan as expected. Contact Teresa Steel if you would like a copy of the report.

**Caretaker's Report (Jake Payne)**

Security - No recent security issues. Jake is performing weekly walk arounds and frequent drives through the neighborhood.

Water - Jake is currently studying for the water exam. Area around the pump house and water tanks has been cleared and plan is in place to help protect them in the event of a fire. Water testing has been completed for lead, copper, THM and HAA5. CRR water usage has increased considerably to reduce fire risk. Water usage in Jul / Aug on par with average but usage spiked in Sept. Jake advised CRR residents to conserve water until there is an actual fire threat. Many thanks for the positive response.

Maintenance - General maintenance has been completed, i.e., cleaning around shop / clubhouse, painting touch up, rebuilding ranch house deck, replacing damaged clubhouse fascia and gutters, adding chips on trails, mowing and other grounds work, etc.

Office / Admin - CRR database has been updated with current contact info for residences. Jake has done an exceptional job providing daily updates on the status of local fires. The office has been cleaned and organized.

To-Do List - Winterization projects, additional painting / staining of structures in community area, install motion sensor flood lights in picnic areas, remove fallen trees, continue trail work, etc.

## **Commission Reports**

### **Water & Facilities (Karl Goeres)**

Telemetry project has been put on hold until fires have been extinguished. One of the two water tanks will be cleaned (one cleaned each year) and sprinklers will be installed at the pump house and water tanks to protect in case of fire. The three valve boxes at the intersection of Mountainside and Alpine which were buried as a result of the last pavement overlay have been excavated and raised to match the roadway elevation. Pavement replacement around them is scheduled for next week.

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

Permits have been approved for a woodshed, roof replacement and removal of danger trees. Lot owners can find the permit form on the CRR website.

### **Shoreline Stabilization and Conservation Commission (Diane Thompson)**

The Shoreline Erosion Hazard Assessment report was completed in June 2017. The River Committee approved the report and prepared a letter to accompany the report to Pierce County. The Board approved the report and letter. The letter and report are available on the CRR website.

Erosion continues at each of the vanes. Monitoring is ongoing.

**Box Gardens (Frank Nemeth)** - It was a great growing season for all who planted this year. For those who rented box gardens, please ensure they are cleaned by October 31st.

## **Old Business**

**Stables (Susan Harte)** - Four horses are currently using the stable and one more will be arriving soon. The stable facilities have been repaired and cleaned up. Looks great! Susan recommended to change the stable rules to classify the stables as full when six full time horses are present (the previous classification was eight). Only six stalls have runs. Susan also recommended to reduce the maximum days between cleaning from 30 days to seven. If not cleaned within seven days, a \$50 cleaning fee will be assessed. The Board approved the rule changes.

**Unsafe Recreational Shooting Project (Wendy Scholl)**

There have been multiple occurrences of unsafe shooting in the area. Several instances in which shooters were confronted when they were attempting to shoot out locks on USFS road gates. There was also an instance when shooters were firing in the direction of fire crews. 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**

Three CRR lot owners requested reimbursement of the river project assessment due to the work they had previously completed to reduce erosion to CRR community property. The Shoreline Stabilization and Conservation Commission and the Board will review their request.

The Board meeting was adjourned at 5:00 pm.

**Next Board meeting is October 21st, 2017 at 4:00pm**  
**Water and Facilities meeting at 3:00pm**  
**All property owners are encouraged to attend**