

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

Board Meeting Minutes for Oct 21st, 2017

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

Board members present: Teresa Steel, Robert Copeland, Curt Simonson, Brian Miller, Steve Lewis, Bob Hennings

Members absent: Karl Goeres, Erik Godo, Diane Thompson

Also Present: Jake Payne, Wendy Scholl, Dan Torrell, Michael Thompson, Kate Simonson

Minutes from the Sept 16th, 2017 meeting accepted as published.

Treasurer's Report (Teresa Steel)

Checking	10,787.57
Money Market	79,890.24
Water Reserve CD	113,340.40
Capital Reserve CD	67,261.71
September Expenses	8,074.66

231 of the 240 lot owners have paid their 2017 annual assessments (of the 9 remaining, 4 have not paid 2017, 3 have not paid 2016 & 17, and 2 have liens for three or more years).

The Jan 1 - Oct 21st, 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 - All systems have been flushed and valves have been checked. Submitted DOH documents. Jake has completed the Basic Waterworks course and continues to study for the water exam.

Maintenance - General property cleanup, chipping, final lawn mow, tree limbing on water tank road, garbage pickup, trail cleaning and clearing, facility winterization. Installed neighborhood watch and corral safety signs and changed truck oil.

Admin / Office - Completed organization of all office files, performed various administrative tasks, and updated property owner database.

Commission Reports

Water & Facilities (Brian Miller)

No updates since previous month's meeting.

Architectural Control (Brian Miller)

One danger tree permit issued.

Shoreline Stabilization and Conservation Commission (Wendy Scholl)

The Shoreline Stabilization and Conservation Commission worked to review the request from three CRR lot owners to be reimbursed for the river project assessment due to the work they had previously completed to reduce erosion to CRR community property.

Box Gardens (Teresa Steel)

Payments for all box gardens have been received. Most of the box gardens have been cleaned up. Final cleaning needs to be completed by October 31st.

Old Business

Four horses are currently using the stables.

Wendy Scholl, Kathy Smotherman and Jake Payne prepared a draft document on CRR recreational fires, no shoot zone and no fireworks. The Board will review and finalize the document for distribution to all lot owners.

New Business

No new business.

The Board meeting was adjourned at 5:00 pm.

Next Board meeting is November 18th, 2017 at 4:00pm

Water and Facilities meeting at 3:00pm

All property owners are encouraged to attend