

Board Meeting Minutes for April 21st, 2018

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

Board members present: Teresa Steel, Curt Simonson, Karl Goeres, Erik Godo, Bob Hennings, Brian Miller, Steve Lewis

Members absent: Diane Thompson, Robert Copeland

Also Present: Caretaker Jake Payne, Mike Smith

Minutes from the March 17th, 2018 meeting accepted as published.

Treasurer's Report (Teresa Steel)

Checking	\$48,455.87
Money Market	\$74,901.86
Water Reserve	\$172,380.40
Capital Reserve	\$83,282.05

March Expenses	\$6,021.82
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216 of 240 lot owners have paid their 2018 annual assessments. Reminders and Intents to Lien were mailed.

Caretaker's Report (Jake Payne)

Security - Weekly and random walk-arounds and security checks completed. One report of package theft from porch, 2 reports of mail loss/theft (a review of security camera footage did not reveal any suspicious activity). To report stolen mail or packages go to southsound911.org. Please remember to check mail daily.

Water – Performed routine monitoring, meter readings, water charting, static testing, monthly water sampling, and tank level monitoring. Cleaned water storage tank. Printed water maps, submitted reports to DOH, updated DSL system chart. Completed project to map section valves. Purchased water system parts and consumables, and picked up sample bottles for upcoming testing. Exercised valves.

Maintenance – Cleaned shop & clubhouse, repaired damage to clubhouse, picked up garbage, cycled equipment, coordinated with county for pot hole repairs, coordinated tree limbing communications with Asplundh (they provided 6 loads of chips for ranch use), cleaned off concrete near mailboxes and other community areas, installed mesh fence for safety near water edge on Elk Trail, performed yard work and limb removal, resolved mole issue (at least for now), installed motion light in picnic area on Willow, purchased repair items. County plans to resurface road in late Spring or Summer.

Office / Admin – Priced numerous trucks at various dealerships and developed spreadsheet to aid board decision. Continued to transfer data to new database, sent Firewise email, returned calls and emails, ordered consumables for community restrooms, submitted receipts and

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payments, studied for water exam. The internet was down for approximately a week. Forwarded 4 ACC requests. There are 2 horses in stables.

Commission Reports

Water & Facilities (Karl Goeres)

The ranch truck is 20 years old and has numerous maintenance issues. See Old Business.

Architectural Control (Brian Miller). 3 new permits issued (carport, remodel, tree removal).

Shoreline Stabilization and Conservation Commission (Diane Thompson)

We are continuing to monitor the river bank erosion. A comprehensive evaluation will be done in late August. March 15, 2018 was the last scheduled payment for lot owners making payments quarterly. The last scheduled monthly payments will be May 15, 2018. Please email Diane Thompson if you have questions or call her at 206-718-5108.

Box Gardens (Frank Nemeth via email). An email was sent to those who had a box garden last year asking if they want one this year. A few boxes are still available. Contact Frank for further information, or to request a box no later than May 1st.

Old Business

The ranch truck is 20 years old and has numerous maintenance issues. Some of these repairs would be quite expensive. After careful review and consideration, the board voted to purchase a replacement truck.

The board reviewed a document summarizing restrictions on recreational fires, recreational shooting, and fireworks, and voted to approve its use. See attached document. If you rent out your property, please ensure this document is posted so guests can see it.

Curt proposed a certified arborist be hired to help evaluate select trees that have grown tall enough to potentially pose a danger to structures. The board approved the action.

Three board positions are open for election at the annual meeting in May. Diane Thompson and Brian Miller do not plan to run for re-election. The board thanks them both for many years of service to CRR, and wishes them all the best. Karl Goeres plans to run for re-election.

New Business

The annual CRR picnic is May 19th at 12:00pm (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 dessert, H - P bring a side dish or appetizer, Q - Z bring a salad.

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

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

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The Board meeting was adjourned at 5:10pm.

The annual meeting is May 19th, 2018 at 2:00pm
All property owners are encouraged to attend

Muckleshoot/Hancock Forest Management recreational access permit information is available at
<https://www.hancockrecreationnw.com/>