

Annual Meeting Minutes for May 19th, 2018

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

Board members present: Curt Simonson, Karl Goeres, Erik Godo, Bob Hennings, Robert Copeland, Diane Thompson

Members absent: Teresa Steel, Steve Lewis, Brian Miller

Also Present: Caretaker Jake Payne

Curt Simonson read the minutes from the May 20th, 2017 annual meeting, which were approved as read.

Treasurer's Report (Teresa Steel)

Checking	\$28,553.41
Money Market	\$74,903.71
Water Reserve	\$172,380.40
Capital Reserve	\$83,282.05

227 of 240 lot owners have paid their 2018 annual assessments. 11 owe for 2018 and 2 have liens for assessments for 2017 and before. Copies of the Profit & Loss Actual vs. Budget were made available to meeting participants.

Caretaker's Report (Jake Payne)

Security - Weekly and random walk-arounds and security checks completed. Five hunters / shooting reports investigated.

Water – Performed routine monitoring, meter readings, water charting, static testing, monthly water sampling, and tank level monitoring. Submitted reports to DOH, updated DSL system chart. Continued to study for Water exam. Replaced hydrant in garden area. Started on the 2017 Consumer Confidence Report.

Maintenance – Cleaned shop & clubhouse, picked up garbage around community and CRR entrance off of 410, filled potholes by mail boxes, participated in Community Clean-up day, cut and stacked multiple trees that came down during winter storms. Trial cleaning will start next week.

Office / Admin – Updated database, organized office. Five clubhouse reservations have been made for 2017 / 2018 season. Prepared and sent out meeting minutes, voting ballots for open Board positions, fire letter and end-of-year dues notices.

Commission Reports

Water & Facilities (Karl Goeres)

Valves have been inventoried. Replacement of old valves will start this summer. Walkways around the community center need to be repaired / replaced. Contractors will be contacted to provide bids. Structure at the picnic area at the south end of CRR is starting to collapse so it will be dismantled. A new truck was purchased to replace the 20 year old truck that had increasing maintenance problems.

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Architectural Control (Jake Payne). 14 permits issued over the last 12 months for building of structures and removing of danger trees.

Shoreline Stabilization and Conservation Commission (Diane Thompson)

The River Committee will arrange with Lawrence Dominguez, Senior Ecologist with engineering firm KPFF for annual measurements of erosion. This can be done as needed as the river changes. Summary of river project can be found on the CRR website under the shoreline tab <http://crystalriverranch.org/shoreline-erosion/>. Monthly reports will be provided as needed.

Box Gardens (Diane Thompson) People have started planting. Three box gardens are available. \$30 per year. Contact Frank Nemeth if you are interested (360-663-0325, FrankJanice@aol.com).

Horse Stables (Wendy Starrett) Two full time horses and one short term horse are in the stable. Many improvements were made over the past year to keep runs free of mud.

Old Business

Unsafe Recreational Shooting - The Snoqualmie Ranger District is requesting comments on the proposed Snoquera Landscape Analysis project, which includes decommissioning target shooting at the 7013 area. The Forest Service is proposing the closure of this area. The Soquera Scoping Package Project Description, including information about a proposed Forest Plan amendment, project description and maps, are available <https://www.fs.usda.gov/project/?project=51969>

Danger Trees in Common Area - There was a short discussion regarding how to deal with potential danger trees in common areas. The Board is evaluating options. If there are any danger trees on lot owner property, the owner can obtain a permit from the ACC for tree removal.

New Business

Elections. Three candidates ran to fill three open positions. Karl Goeres ran for re-election, while Wendy Starrett and Shannon Cunningham ran as new candidates. A motion was made and seconded to accept the three candidates by acclamation. Motion passed.

Several meeting participants requested information on how to control bugs / pests around their property. Western Exterminator was recommended for those who wish to hire pest control service at 888-995-7548.

Meeting was adjourned at 3:10pm.

A short Board meeting was held after the general meeting. Officers for 2018 were nominated and approved as follows:

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

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President: Curt Simonson
Vice President: Robert Copeland
Treasurer: Teresa Steel
Secretary: Wendy Starrett

Next Board meeting July 21st, 2018 at 4pm
All property owners are encouraged to attend