

**Meeting Minutes for October 20, 2018**

Treasurer Teresa Steel called the meeting to order at 4:00 pm.

Board members present: Teresa Steel, Karl Goeres, Shannon Cunningham, Bob Hennings, Steve Lewis, Wendy Starrett

Members absent: Curt Simonson, Robert Copeland, Erik Godo

Also Present: Jake Payne, caretaker; Frank Nemeth, box gardens; Dennis Dixon and Angela Angove, Engineers from Pierce County Public Works Surface Water Management; CRR property owners Mary Godwin-Austen, Stephanie & Dennis Opacki, Derek McKee, Mike Smith.

Teresa opened the meeting with an introduction of the Pierce County Public Works representatives for their presentation on the proposed **Channel Migration Zone Study** that Pierce County plans to compile on the Upper White River, beginning at the confluence of the Greenwater and the White River, to USFS land milepost 50.5 (river milepost). As one of the few last reaches of remaining undeveloped major river stretches, Dennis Dixon, Floodplain Engineer, and Angela Angrove, Project Manager, note that this is an opportunity to incorporate input on the Upper White channel not only from scientific, geologic, and historical data, but also anecdotal historic observation and information from homeowners. The purpose of the study will be to aid future land use decisions, potential projects, inform residents, and to help Pierce County in planning and development.

Information on the purpose, scope, and study intent will be distributed at the annual meeting in May 2019 with outreach to current homeowners possibly occurring prior.

Minutes from the September 15, 2018 meeting were accepted as published.

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

Checking	\$11,864.56
Money Market	64,913.14
Capital Reserve CD	83,282.05
Water Reserve CD	172,380.40
September Expenses	5,041.85

235 out of 240 lots have paid their annual assessments and water fees.

Teresa distributed a Profit & Loss Actual vs. Budget covering January 1st-October 18, 2018.

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

Security - Completed multiple security rounds on a daily basis. Monitored security cameras.

One break in reported on the 19th of September, 3 false alarms, 3 reports of people mushroom picking on private property, and 2 reports of hunters in the area were made.

Water - Continued to study for Water Exam, sent DOH reports and application packet, completed daily water monitoring, static testing, water sampling, tank level monitoring, water charting, water mapping marking, and DSL system charting. No counter-clockwise meter movement noted as of 10-1-18. Bath houses were shut down for the winter and irrigation

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system has been winterized. Yellow valve markers in community have been updated. Coordinated with Northwest Engineers to aid in design process for valve replacement. Maintenance - General ongoing cleaning, yard work, and community trail work accomplished. Full service on pump house generator. Repaired and rehung clubhouse door, repaired fireplace in Ranch house, worked on chipper repair. Pressure washed clubhouse. Office / Admin – Updated database, and sent contact information for work needed around community to homeowners. Roadway repaving project by Pierce County nearly complete. Clubhouse has been reserved for Thanksgiving Day. Stables - Four horses currently in barn.

**Commission Reports**

**Water & Facilities (Karl Goeres)**

Water- See budget line items in New Business below.

Facilities - New concrete entrance walkway construction to caretaker's will be prioritized. Canopy redesign and replacement will be considered.

**Architectural Control (Shannon Cunningham, Jake Payne)**

There were 7 project requests submitted to the ACC: 1 addition, 1 Shed, 2 Paint, 3 Trees.

**REMINDER:** *Property owners are herein reminded of their responsibility to submit project permit requests to the Architectural Control Committee. Approved ACC permits are required prior to the start of project work including tree removal. Requirements are described in the ACC Operating Procedures on the CRR website: <http://crystalriverranch.org/docs/>*

**Shoreline Stabilization and Conservation Commission (Bob Hennings)**

The annual shoreline erosion survey was conducted on August 22, 2018. A summary of the river project, including diagrams and latest updated assessment, can be found on the CRR website under the shoreline tab <http://crystalriverranch.org/shoreline-erosion/>. In short, Vane 1, little annual change; Vanes 2 and 3, some continued erosion, toes exposed; Vane 4, little change; Vanes 5, 6, 7, little erosion, stable, vegetation occurring at toes; Vanes 8, 9 appear stable; Vane 10, added ground; Vane 11, 4 to 5' of erosion; Vane 12, stable, added ground; Vane 13, toe is gone; Vane 14, toe enlarged. Vane system currently appears to be working as intended in general. Comments regarding the CRR bridge effects on sedimentation were made. Also noted was the existing bank vulnerability between Vanes 12 and 13, where no vane construction was initially allowed.

**Box Gardens (Frank Nemeth)** Another great growing season has ended. Please have garden boxes cleared by the end of October or early November. Water has been shut off and hoses, tools, etc. have been stored. Certain boxes will be repaired or replaced prior to Spring. Contact Frank Nemeth with any questions or comments (360-663-0325, [FrankJanice@aol.com](mailto:FrankJanice@aol.com)).

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**Old Business**

Possible Danger Trees in Common Areas - The Tree Risk Assessment Report prepared by American Forest Management to assess possible danger trees in the triangle area at the entrance to CRR was mentioned and the motion from the September meeting was clarified. Whether action has yet been taken on any hazard trees will be revisited in November when Curt Simonson is present.

Frisbee Golf - Proposal pending.

CRR Facebook Webpage - Proposal pending.

Insurance coverages - will be evaluated by Curt and Karl prior to November board meeting.

Cabin Rental Concerns - Concerns with what appear to be increasing numbers of short-term renters were expressed, with comments that these visitors seem uninformed/unaware of CRR rules such as burn bans and quiet hours. Questions about rule enforcement were raised. One idea of posting signage citing quiet hours was suggested. A request was made to the Board for direction on how to best handle these situations, in general. Board will review and discuss prior to the November meeting.

**New Business**

Budget will be focus of November meeting.

Water and Facilities Expenses were addressed under New Business as the numbers shown on current Profit & Loss Statement are placeholder estimates with actual estimates coming shortly, including:

- Section Valve Replacements: NW Water Design currently finalizing design and specifications. After internal review at NW Design, numbers will be available to CRR next week.
- Hatch covers on tanks need to be replaced
- Overflow pipe bracket rusted out, needs replacement
- Telemetry parts required.

All line items will be updated prior to the November budget meeting.

Meeting was adjourned at 5:15 pm.

**Next Board meeting November 17th, 2018 at 4pm**  
**All property owners are encouraged to attend**