

**Meeting Minutes for November 17, 2018**

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

Board members present: Curt Simonson, Erik Godo, Teresa Steel, Karl Goeres, Shannon Cunningham, Bob Hennings, Wendy Starrett

Members absent: Robert Copeland, Steve Lewis

Also Present: Jake Payne, caretaker; Derek McKee, Wendy Scholl

Minutes from the October 20, 2018 meeting were accepted with the following corrections:  
Under **Shoreline Stabilization and Conservation Commission** change Vane 13 comment to read "toe *marker* is gone".

Under **Old Business** Cabin Rental Concerns change last line to read "Board will review."

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

Checking	\$ 4,768.97
Money Market	64,914.93
Capital Reserve CD	83,282.05
Water Reserve CD	172,380.40
October Expenses	8,027.25

234 out of 240 lots have paid their annual assessment and water fees.

Teresa prepared the Profit & Loss Budget vs. Actual Nov. 19, 2017 through November 17, 2018.

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

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

Two false alarms occurred due to planned power outage, 2 reports of people mushroom picking on private property were made.

Water - Continued to study for Water Exam with a scheduled test date for early December, sent DOH reports, completed daily water monitoring, meter reading, static testing, water sampling, tank level monitoring, float repair, water charting, water mapping marking, and DSL system charting. Coordinated with Lydia at Northwest Engineers to finalize items. Met with Bill Steel to review water valve sheets. New tank hatches and new electrical relay for pump house were ordered. Valves exercised. Herbicide and Pesticide testing was accomplished and all tests were passed successfully. Met with Jason who continues to volunteer his valuable water expertise.

Maintenance - General ongoing cleaning including pump house, shop, club house, tree cleanup, and community trail work accomplished. Installed one new mailbox, filled pothole by basketball court, replaced light fixture in barn and addressed several electrical issues in Ranch House.

Office / Admin – Updated database, picked up receipts and stable payments, sent contact information for work needed around community to homeowners. The Christmas Santa Run, provided by Greenwater Fire Department, is scheduled for the evening of December 22nd at the Ranch House.

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**Commission Reports**

**Water & Facilities (Karl Goeres)**

Water and Facilities- Discussed updated 2019 budget line item numbers.

**Architectural Control (Shannon Cunningham)**

There were two project requests submitted to the ACC: 1 painting, 1 siding.

**Stables (Wendy Starrett)**

There are currently three horses in the barn.

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

Pierce County Public works is initiating a State of Washington required survey of the Channel Migration Zone around the reach of the White River proximate to Crystal River Ranch. In that regard Karl Goeres and Bob Hennings hosted Pierce County Public Works employees and Geomorphologists from GeoEngineers on the 16th of November at CRR. These are the people conducting the survey. The survey is designed to map "critical areas" in the river system that may be exposed to erosion. We felt it important to explain and show the measures that CRR has employed to protect CRR water wells, water infrastructure and community property.

With that in mind we brought in two consultants to help us. One is the engineer that designed our rock vane system and the other biologist/ecologist that designed the program that helps us monitor erosion around our system. They provided an overview for the County and their Consultants. After the presentations Karl led the visitors on a tour of our shoreline with an emphasis on our rock vane system. Our system is unique and rare in this area and we want to make sure the County and their Consultants understand the design and function in mitigating risk. The County has provided Karl and Bob with their criteria and the process to be used in the study. We have been studying it and want to make sure that they stick to the guidelines. We will be continuing to monitor this as they go. Community property is our primary responsibility. While the board at present has no authority to represent individual owners, I (Bob Hennings) will try to assist individual owners with questions and concerns. The County does plan on having multiple public meetings in the area. We have recommended the Greenwater Community Center. Hopefully this process will start in the near future as this program is still in the early phase. The County is very interested in making sure that everyone has a chance to comment and understand this process.

**Box Gardens (Jake Payne for Frank Nemeth)**

A few boxes appear to require clean-up. Please prepare your box for winter as soon as possible.

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**Old Business**

2019 Budget - The Board reviewed and discussed the Profit & Loss Budget vs. Actual Nov. 19, 2017 through November 17, 2018 prepared by Teresa. After discussion and adjustments the 2019 Budget was approved.

Frisbee Golf - Proposal pending.

CRR Facebook Webpage - Ongoing discussion. Shannon will pursue follow-up.

Insurance coverages - To be evaluated by Curt and Karl.

Cabin Rental Concerns - Ongoing discussion.

Target Shooting Update – 9/2018 National Forest Service (NFS) turned over majority of monitoring, sign maintenance and clean-up of the FS 7013 (temporary) closed area to Chris Hurst and Wendy Scholl. Chris and Wendy are keeping a log of their time so NFS can have data for grant submission. Since 7/2/2018 closure sign sets have been burned 4 to 5 times, removed 3 times and defaced once. Comment period regarding permanent closure decision likely in 2019. Reference Snoquera Landscape Analysis page 14:

[https://www.fs.usda.gov/nfs/11558/www/nepa/107051\\_FSPLT3\\_4292011.pdf](https://www.fs.usda.gov/nfs/11558/www/nepa/107051_FSPLT3_4292011.pdf)

**New Business.** None

Meeting was adjourned at 5:19 pm.

**Next Board meeting January 19th, 2019 at 4:00 pm**  
**Water and Facilities Meeting at 3:00 pm**  
**All property owners are encouraged to attend**