

Meeting Minutes for January 19, 2019

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

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

Members absent: Steve Lewis, Teresa Steel

Also Present: Jake Payne, caretaker; Frank Nemeth, Michael Insalaco, Ron Oldham, Liz Enger, Wendy Scholl, Michael Smith, Jim Harte, Debby Hyde

Minutes from the November 17, 2018 meeting were accepted as published.

Treasurer's Report (Teresa Steel)

Checking	\$ 103,111.82
Money Market	59,918.04
Water Reserve CD	172,380.40
Capital Reserve CD	83,282.05
November Expenses	7,966.80
December Expenses	6,018.41

162 out of 240 lots have paid their 2019 annual assessments and water.

Teresa provided copies of the Profit & Loss Budget vs Actual for January-December 2018, which were reviewed and discussed. Facility projects that were pushed to the 2019 budget include the sidewalk replacement at the clubhouse center/caretaker's entrance; and the water section valve replacement project. The Water & Facilities Commission determined 40% of the truck purchase should be accounted for in the water budget. Next week Teresa will take the profit from the 2018 P&L and deposit it into the Water CD and Reserve CD.

Caretaker's Report (Jake Payne)

Security - Completed multiple security rounds, including walks, on a daily basis. Monitored security cameras. Security camera on front of shop facing mailboxes is now repaired and operating. Three false alarms occurred, and two power outages. There were several reports of people dressed in business suits with clipboards on private property as evidenced by personal home security cameras. Jake spoke with them (representatives of a religious organization) and reminded them of the CRR No Solicitation policy. Several complaints about fireworks were made. Incidents were reported December 7th and again on New Year's Eve. As a reminder, CRR has a NO FIREWORKS POLICY, and Unincorporated Pierce County bans use of fireworks over the New Year's Holiday. See **Old Business** for further discussion of CRR rules and regulations.

Water - Continued to study for Water Exam, test is scheduled for January 25th; sent DOH reports, completed daily water monitoring, meter reading, static testing, water sampling, tank level monitoring, float repair, water charting, water mapping marking, and updating DSL system charting. Met with Master Meter to fix issue on SO1 reporting. New tank hatches and new

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electrical relay for pump house were installed. Cleaned, organized, picked up spare electrical and water parts.

Maintenance - General ongoing cleaning including windstorm clean-up, pump house, shop, and club house cleanup. Removed two trees that came down on Crystal River Ranch Road by the bridge. Picked up garbage around the Ranch House area and throughout the community. Repaired tampered thermostat in clubhouse and re-hung rear door. Installed one new mailbox, fixed basketball hoop, rented large chipper for completion of work at the Elk Trail picnic area. Contacted County to confirm when the asphalt roadway patch/repair project will be completed. Office / Admin – Updated databases, picked up receipts and Stable payments, prepared annual dues mailings, assisted renters with lock-out situation.

Commission Reports

Water & Facilities (Karl Goeres)

Water. Erik is making progress on telemetry. Minor flooding issues were reported on Lot 22. Karl and Jake will look into it.

Facilities. Jake will get the Ranch chipper fixed. Pierce County sent an “Eminent Domain Process” document to the Board regarding the proposed culvert replacement project on Birch Way. This notification does not affect Crystal River Ranch per se but could potentially affect two private property owners. Access on lots 6 and 10 could be required by the County for culvert construction which is scheduled for next year. The purpose of the project is environmental habitat enhancement and will replace three 18” culverts with two box culverts.

Architectural Control (Shannon Cunningham). No permit requests.

Stables (Wendy Starrett). There are currently three horses in the barn.

Shoreline Stabilization and Conservation Commission (Bob Hennings)

Karl and Bob were contacted by Angela Angove, Pierce County Public Works, for the Channel Migration Study, to set up a meeting Friday, February 15, 2019 (time TBD) for all interested CRR parties to discuss the process for the study, beginning with the survey. The County is very interested in making sure that everyone has a chance to comment and understand this process. In November 2018 (see November minutes) Bob and Karl, along with the engineer that designed our rock vane system and the biologist/ecologist that designed the program that helps us monitor erosion around our system, presented and explained it to the County, then toured the vanes that CRR has employed to protect CRR water wells, water infrastructure, and community property. Surveying for the study is expected to begin in the spring, with the purpose of the survey being to map “critical areas” in the river system that may be exposed to erosion. While the board at present has no authority to represent individual property owners, Bob Hennings and Wendy Scholl intend to reach out/be available to owners with questions and concerns and encourage attendance at the February 15th meeting.

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Box Gardens (Frank Nemeth)

Nothing significant to report.

Old Business

Frisbee Golf - Erik presented a construction sketch and proposal for recreational/kid friendly frisbee golf, including a design for targets, that can be set up on a loop course. The course would be located in the common area, with the intention that it begin and end at the game/toy storage by the Club House. Frisbees and score cards would be stored along with other game items. Targets would be constructed by Jake with most supplies provided by Erik. Paint and paint colors to be reviewed and approved by the ACC. Motion was made and approved to accept the Frisbee Golf Proposal with expenses to a maximum of \$100.

CRR Facebook Webpage - Wendy Scholl will continue to manage the Facebook webpage; discussion to continue regarding any content and format updates.

Insurance coverages - Curt and Karl determined current coverages are adequate.

Cabin Rentals - Discussion focused on the Board's apparent need to investigate possible additions to Crystal River Ranch bylaws/covenants on the topic of cabin rentals, to address the increasing number of complaints of CRR rule /regulation violations associated with the increase in rentals. Michael Insalaco has experience with other HOAs and offered to provide the Board with language that has been successfully used in other organizations, including fines and other consequences. The possible formation of a committee of interested individuals to explore scope and how this might be achieved was discussed.

Forest Service Road 7013-The National Forest Service has turned over a majority of the monitoring, sign maintenance, and clean-up of FS7013 to Chris Hurst and Wendy Scholl. Wendy's update notes that this effort has become extremely difficult, especially since the government shutdown has given some users the impression that laws will not be enforced during the shutdown. Wendy, Chris and team have put in over 280 hours volunteer time, replaced 30 signs, and in one day alone witnessed over 50 shooters.

New Business

-Frank Nemeth noted that on February 9th, 6 pm at the Community Center, there will be Valentines Dinner and Dance. Please attend! Tickets are available at local merchants.

-Robert Copeland is selling his cabin, and moving, so his board position will be opening up.

-A general thank you to Jake for keeping the Clubhouse Area so neat.

Meeting was adjourned at 5:13 pm.

Next Board meeting March 16th, 2019 at 4:00 pm
Water and Facilities Meeting at 3:00 pm
All property owners are encouraged to attend