

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

**Meeting Minutes for March 16, 2019**

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

Board members present: Curt Simonson, Erik Godo, Karl Goeres, Wendy Starrett, Teresa Steel

Members absent: Steve Lewis, Shannon Cunningham, Bob Hennings

Also Present: Jake Payne, caretaker; Christopher Hurst, April Hurst, Wendy Scholl, Kim Horn, Jim Harte, Mike Smith, Cindy Hieggelke

Minutes from the January 19, 2018 meeting were accepted as published.

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

Checking	\$	28,019.92
Money Market		99,931.10
Capital Reserve CD		94,119.17
Water Reserve CD		221,070.67
January Expenses		13,662.93
February Expenses		6,199.19

206 out of 240 lots have paid their 2019 annual assessment and water fees.

In February, Teresa transferred \$48,600 to the Water Reserve CD and \$10,800 to the Capital Reserve CD from the checking account. This month Teresa transferred \$40,000 to Money Market (2019 assessments and water) for future expenditures.

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

Security - Completed multiple security rounds, including walks on a daily basis. Monitored security cameras. Four false alarms occurred, and two power outages. A hunter was shooting at elk on Mountainside from a poaching spot created behind an unsuspecting homeowner's property; authorities were notified. Homeowner on Birch reported that gas was siphoned from his vehicle overnight late February. Homeowner on Indian Summer Way was notified that their roof panel was sliding off in the snow.

Water - Jake passed the water exam. Next test will be for cross connections.

Sent DOH reports, completed daily water monitoring and meter reading. Master Meter is coming out this month to resolve a meter reading issue. Shut off water to a residence on Corral.

Located leak on Mountainside and shut off water at meter to control leak. Completed monthly static testing, water sampling, tank level monitoring, water charting, water mapping marking, and updating DSL system charting. Cleaned and organized pumphouse. Picked up spare electrical and water parts including new CL2 case. Ran generator twice. Spoke to County about flooding issues on Mountainside which they are now aware of and will address. County will be fixing potholes in roadways and new chip seal is expected this spring or summer.

Maintenance - Coordinated snow removal and plowing, shoveled and kept access and pathways cleared and de-iced, shoveled snow from Clubhouse roof. Some flashing and gutter damage occurred due to heavy snow. Cleaned up and restocked clubhouse, picked up garbage and debris in common areas, tended to sports equipment. Chipper is repaired and in working

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order. Propane fire insert in Clubhouse is no longer working, so purchased an oil heater for the interim. Helped people stuck in snow on three occasions. Purchased new locks for water tanks and pump house.

Office / Admin – Updated databases, picked up receipts and Stable payments, sent out mass email regarding snow plowing, sent HOA requests, sent out River Commission news via email.

**Commission Reports**

**Water & Facilities (Karl Goeres)**

Water - Congratulations to Jake for passing his test. Well done, and thank you for your efforts. Jake sent water maps to Ben at Pierce County for the upcoming culvert project on Birch Way which is scheduled for next year. The project will replace three 18” culverts with two box culverts. Access on lots 6 and 10 might be required by the County for the work. The Water committee received a letter of interest from a person offering to manage our water system, but after discussion committee decided that it was not a necessity. Water Valve Replacement Project documents and specifications which were prepared by Northwest Water Systems are now ready for Contractor bids.

Facilities - The Crystal River Ranch sign at the main entrance will be repaired and repainted by Jake because the estimated cost of \$3,000 for a new sign was prohibitive. The front door to the clubhouse will be replaced with a new door that closes properly. The propane heater insert in the clubhouse has stopped working, and is not able to be repaired given its age. A new propane heater with 30000 BTU, small size, lifetime warranty, is available from a local Bonney Lake company for \$3500. A motion to replace the propane heater for a cost not to exceed \$3500 was approved.

**Architectural Control (Jake for Shannon Cunningham).** One danger tree removal request.

**Box Gardens**

Frank will send out paperwork next month to last year’s renters. Box garden sign up forms are also available on the CRR website.

**Stables (Wendy Starrett).** There are currently three horses in the barn. Snow accumulation in the pasture was considerable so the Stable committee hired Jim Harte to plow a perimeter pathway in the main pasture for the horses to get out and move around.

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

Following is a copy of the email notice Bob sent to all lot owners on March 4, 2019.

To: All Crystal River Ranch owners  
From: Bob Hennings, River Committee

March 4, 2019

“This notice is to inform all the owners that Pierce County is in the process of beginning a Channel Migration Analysis of the Upper White River. This survey and analysis runs

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from Greenwater to the start of Forest Service land just upstream from CRR. This is part of a Washington State mandated process to find critical areas around streams and rivers that may be subject to erosion and bank failure.

It appears to me that some owners that reside on or close to the White River will be affected by this process. How much is to be determined, as the survey has not been started. Pierce County has set up an interactive website and project managers are listed there that you may contact for further information.

This process is going to take a year or so to complete. The website will show you the timeline. If after checking with the website and the project managers you need more information I would be happy to try to help you as much as I can. Pierce County also indicated that they would like to do some in person meetings in the near future but that is not set in concrete.”

Website address is <http://upperwhitecmz.participate.online/>

Wendy Scholl commented that she and Bob Hennings have reached out directly to most CRR shoreline property owners to raise awareness of the study. She emphasized that the Board and the River Committee represent the Homeowners Association, not individual lot owners, in the Board's role to protect CRR water wells, water infrastructure and community property.

**Old Business**

Frisbee Golf - Erik reports that the project is in the works.

Cabin Rentals - In response to continuing comments from homeowners with concerns with what appear to be increasing numbers of Airbnbs and VRBOs, which bring visitors to the Ranch who seem uninformed / unaware of CRR rules, a long-time Crystal River Ranch resident, Chris Hurst, made a presentation to the Board of his review of the existing CRR Covenants regarding the legality of these types of rentals. The Board has taken this under serious consideration, is fully reviewing the research and information, and will continue dialog on the topic.

FS 70/FS 7013 - *URGENT*: Wendy Scholl and Chris Hurst are organizing a fundraiser to support continuing Forest Service Ranger protection and prevention of unsafe illegal target shooting vicinity FS 70 corridor. NFS Ranger weekend coverage (Friday Saturday Sunday) is out of payroll funding. This fundraiser has a goal of \$6500 which will fund compliance monitoring and enforcement. Volunteers have been putting in hundreds of hours and this will help through April until summer seasonal Ranger coverage is available.

Questions contact Wendy Scholl [wscholl@gmail.com](mailto:wescholl@gmail.com) or Chris Hurst [chrishurst2000@gmail.com](mailto:chrishurst2000@gmail.com) or to donate directly:

USDA Forest Service  
Attn.: Shooting Enforcement/Snow Park NFS Operations  
450 Roosevelt Ave. E  
Enumclaw WA 98022

A fundraiser flyer was posted near mailboxes and accompanies these minutes

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Insurance Coverage - Will come up again in June and Curt will address.

CRR Facebook Page - Ongoing discussion to continue.

**New Business**

Elections – Four board positions are up for election at the annual meeting in May. Robert Copeland resigned his position this month due to a move to Utah. Wendy Starrett will resign her position effective in May. The board thanks them both for their dedicated service to CRR and wishes them the best in their future endeavors. Bob Hennings and Erik Godo plan to run for re-election. If you are interested in running for a board position, please submit the attached form to [crystalriverranch@gmail.com](mailto:crystalriverranch@gmail.com) by April 21<sup>st</sup>, 2018.

Hazard Mitigation Plan - The CRR Hazard Mitigation Plan requires updates on a 5-year cycle. It is time for our plan to be reviewed and updated. Curt will head the effort of meeting with Pierce County. There will be a series of meetings for review and subsequent voting required for updating.

Meeting was adjourned at 5:33pm.

**Next Board meeting April 20th, 2019 at 4:00 pm**  
**Water and Facilities Meeting at 3:00 pm**  
**All property owners are encouraged to attend**