

Meeting Minutes for April 20, 2019

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

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

Members absent: Steve Lewis, Erik Godo; and Caretaker Jake Payne

Also present: Ron and Ruth Oldham, Carolyn Hardee, Christy Bermensolo, Inger Brandal

Minutes from the March 16, 2019 meeting were corrected and approved to read "Minutes from the January 19, 2019 meeting were accepted as published".

Treasurer's Report (Teresa Steel)

Checking	\$	21,152.30
Money Market		99,948.76
Capital Reserve CD		94,119.17
Water Reserve CD		221,070.67
March Expenses		6,355.90

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

Reminders were sent April 1st to those past due. Actuals vs Budget are on track.

Caretaker's Report (Karl Goeres for Jake Payne)

Security - Completed multiple security rounds, including walks, on a daily basis. Monitored security cameras. Solicitors have been reported and those individuals were advised of "No Solicitation" at the Ranch. Reports of speeding vehicles in the Ranch have increased. Reports of people feeding horses, and people going into fenced pasture and runs for horses despite warning signage. The purpose of the restrictive signage and fencing is to keep horses and the public safe.

Water - Sent DOH reports, completed daily water monitoring and meter reading. Completed monthly static testing, water sampling, tank level monitoring, water charting, and updating DSL system charting. Cleaned and organized pumphouse. Cleaned out CL2 tank and picked up new CL2 case. Completed nitrate samples. Received WDM1 Certification. Started research on upcoming Water Use Efficiency Report WUE 2018. Replaced broken toilet and sink valve in Picnic Areas.

Maintenance - Cleaned up and restocked clubhouse, picked up garbage and debris in common areas, fixed mower, repainted and re-hung Picnic Area signs, re-painted and reinstalled main entrance sign, cleared and raked all trails and common areas, installed new trailhead markers throughout Ranch. Removed three trees that came down on tank road. Pressure washed gazebo and tables, stained all tables, opened and cleaned picnic area restrooms. Installed new roof jack vent on clubhouse and repaired flashing damage from snow. Met with County to have swale work completed on Elk Trail Way. Clubhouse door and propane insert are both ordered and tentatively planned for installation. Annual picnic items list completed.

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Office / Admin – Updated databases, picked up receipts and Stable payments, sent weekly reports to Curt and Karl, contacted County about downed street signage on Mountainside Drive.

Commission Reports

Water & Facilities (Karl Goeres)

Water - Two contractors and possibly a third will provide bids for valve replacement project. Water commission will get copy of WUE report.

Facilities - Lot sign on clubhouse will be scheduled for repainting. Sidewalk will be replaced this summer.

Architectural Control (Shannon Cunningham)

There was one danger tree permit removal request and one color approval request.

Box Gardens (Frank Nemeth) No report.

Stables (Wendy Starrett). There are currently four horses in the barn and one more expected by the end of April.

Shoreline Stabilization and Conservation Commission (Bob Hennings)

NOTICE: Representatives from Pierce County Public Works will be present during the CRR annual meeting, 5/18/2019 to discuss and answer questions residents may have about the Channel Migration Survey/Study that will be done on our stretch of the White River this Summer. The announcement that was sent out to all homeowners regarding the establishment of the Pierce County Website elicited only two responses received by the River Committee.

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

Because our vane structure system is unique, and is functioning as intended, Bob suggested the idea of having a study done to support the science of the vane solution, possibly by a fluvial geomorphologist graduate student. This type of information would help to support including our vanes in the study.

Old Business

Frisbee Golf - No report.

Cabin Rentals - The Board has taken the issue of what appears to be increasing numbers of short-term rentals with the resultant increase in visitors to the Ranch who are uninformed / unaware of CRR rules, under serious consideration. Three emails were received from homeowners expressing their opposition to over regulation.

Curt consulted our attorney to establish facts related to rentals in CRR. In summary, our CC&Rs say little about rentals. However, language is present that assumes owners may rent their properties. There is no distinction in the CC&Rs between short-term and long-term rentals. Like all homeowner actions, rental activities should not infringe upon the right of other

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homeowners to use and enjoy their properties. CRR consists of single-family residences located in unincorporated Pierce County. As such, regulatory examples found in cities, or in HOAs consisting of condos, apartments, etc. are not necessarily relevant to our environment. Pierce county code 18A.37.040 regulates B&Bs, and short-term vacation rentals. It can be found at <https://www.codepublishing.com/WA/PierceCounty/html/PierceCounty18A/PierceCounty18A37.html#18A.37.040>.

Architectural Control Communication: Shannon will draft letter for distribution to homeowners regarding the requirement to comply with architectural control provisions in the CC&Rs. Curt will review, distribute to Board for review. Ron Oldham has offered to help.

CRR Facebook Page - Ongoing discussion, including the use of "NextDoor" for communication purposes.

Hazard Mitigation Plan - The next meeting is scheduled for May.

Elections - Four board positions are up for election at the annual meeting in May. Robert Copeland resigned his position due to a move to Utah. Wendy Starrett will resign her position effective in May. Bob Hennings has decided not to run for re-election. The board thanks them all for their dedicated service to CRR and wishes them the best in their future endeavors. Erik Godo plans to run for re-election. There are four candidates and four positions. Ballots can be mailed in, or they can be cast at the Annual Meeting.

New Business

Annual Meeting - The annual CRR picnic is May 18th at 12:00pm (noon) at the CRR community center. All CRR residents are welcome and encouraged to attend. Burgers and hot dogs will be available. Residents with last name beginning with A - G please bring a salad,
H - P bring a dessert,
Q - Z bring a side dish or appetizer. Thanks!

The Annual meeting will follow the picnic at 2:00 pm. All property owners are encouraged to attend.

Meeting was adjourned at 5:13pm.

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