

Annual Meeting Minutes for May 18th, 2019

President Curt Simonson called the meeting to order at 2:10pm.

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

Members absent: Wendy Starrett, Steve Lewis

Also Present: 25 lot owners were represented. All attendees introduced themselves.

Caretaker Jake Payne and his family were also present.

Curt Simonson read the minutes from the May 19th, 2018 annual meeting, which were approved as read.

Treasurer's Report (Teresa Steel)

Checking	\$19,809
Money Market	\$99,969
Water Reserve	\$221,071
Capital Reserve	\$94,119

221 of 240 lot owners have paid their 2019 annual assessments. 6 lots have liens on them for past due two or more years. 13 lots have not yet paid their 2019 assessment and water. Copies of the Profit & Loss Actual vs. Budget were available for review.

Caretaker's Report (Jake Payne)

Security - Completed security rounds. No incidents to report.

Water – Completed maintenance, sampling, reporting, and testing. Cleaned and organized shop and pump house. Marked water lines on Birch Way. Repaired sprinklers on ball field.

Maintenance – Propane insert in Ranch House replaced. Repaired and repainted CRR community sign. Painted ranch house deck. Did touch up painting on clubhouse, shop, gazebo, and ranch house. Completed mowing, weeding, insect treatments, weed treatments, and other landscaping tasks. Took lot sign in for renovation. New clubhouse door due in next week.

Office / Admin – Picked up items for picnic. Completed all admin tasks including mail, receipts, database updates. Printed copy of Snoquera report for annual meeting.

Once new door is installed on clubhouse it will be locked at night. Clubhouse will be open 7am to 10pm Monday thru Sunday. Contact Jake at 360-663-2416 if special access is required.

Commission Reports

Water & Facilities (Karl Goeres)

A special thank you to Jason Miller who volunteered his services all last year in support of the water system. His expertise played a key role and the commission is very thankful for his continued support.

All regulatory reporting has been submitted. Jake passed the Level I purveyor test.

Congratulations! He also passed the renewal tests for herbicide and pesticide applicator.

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Engineering for water system section valve replacement has been completed. We are now in the contractor selection process.

Jake and Jason were able to repair the 40+ year old generator (again), avoiding the need to replace it right now.

Replaced propane heater in ranch house.

Several repairs and upgrades were made to the water system.

Telemetry installation complete in the pump house. Installation at the tanks is 70%.

Communications portion is working. Tank installation portion to be completed in 2 weeks.

System testing to follow.

Planned projects this year include replacing water system section valves, replacing sidewalks, dismantling the south picnic shelter.

We are also working to update the HOA Reserve Study forecast.

Architectural Control (Shannon Cunningham). 27 permits issued over the last 12 months for building/remodel (14), tree removal (8), and painting (5). Shannon also discussed ACC permit requirements. For additional information please see the attached *Crystal River Ranch ACC Reminders*. All county and ACC permits must be approved prior to work being started.

Shoreline Stabilization and Conservation Commission (Bob Hennings)

Representatives from Pierce County were present at the annual meeting to discuss and answer questions about the Channel Migration Survey/Study that will be done on our stretch of the White River this Summer. The project website is <http://upperwhitecmz.participate.online/>

Box Gardens (Frank Nemeth) People have started planting. 3 boxes were replaced, and a few were repaired. 3 box gardens are available. \$30 each per year. Contact Frank Nemeth if you are interested (360-663-0325, FrankJanice@aol.com).

Horse Stables (Jake Payne) Five horses are in the stables.

Old Business

Unsafe Recreational Shooting (Wendy Scholl) – Thank you to everyone who helped raise \$4,800 to support USFS Rangers. 30 “target shooting” closed or prohibited signs were posted and managed by volunteers. Volunteer daily monitoring produced positive effects. The Snoquera Landscape Analysis Draft Decision Notice was issued this month. The 7013 area, which is currently under a one year target shooting closure order, would continue to be closed. Permits would be required for target shooting. Improvements would be made to two sites that are safer for shooting. Measures would be instituted to protect fish and wildlife, and there would be changes to tributary shoreline protection. More information is available at <https://www.fs.usda.gov/project/?project=51969>. An enthusiastic round of applause was given to Wendy, Chris & April Hurst, and the team of volunteers for their extraordinary efforts.

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Hazard Mitigation Plan Revision. Curt attended a Pierce County planning meeting this week. The process to update our existing plan will continue through this year, culminating with board review and approval. A copy of the plan is available for anyone wishing to see it.

New Business

Elections. Four candidates ran to fill four open positions. Eric Godo ran for re-election, while Cindy Diamond-Bowen, Tim Smokoff and Nate Thompson ran as new candidates. A motion was made and seconded to accept the four candidates by acclamation. Motion passed.

Meeting was adjourned at 3:31pm.

A short Board meeting was held after the general meeting. Officers for 2019 were nominated and approved as follows:

President: Curt Simonson
Vice President: Karl Goeres
Treasurer: Teresa Steel
Secretary: Shannon Cunningham

Rentals. In response to recent questions and concerns regarding short-term rentals in Crystal River Ranch, please see the attached *Property Rental Information for Homeowners*.

Fireworks, Shooting, and Recreational Fires. In response to recent questions and concerns regarding fireworks, shooting, and recreational fires in Crystal River Ranch, please see the attached *Fireworks, Shooting, and Recreational Fires Information for Homeowners*.

Signage. The board approved a motion not to exceed \$500 to acquire portable signage to inform the community of restrictions related to burn bans, fireworks, shooting/hunting, etc.

Volunteers are needed to serve on all commissions. Please contact Jake or any board member if you are willing to serve.

Next Board meeting July 20, 2019 at 4pm
All property owners are encouraged to attend