

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

***Board Meeting Minutes for July 20th, 2019***

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

**Board Members in Attendance:** Curt Simonson, Karl Goeres, Tim Smokoff, Nate Thompson, Teresa Steel, Shannon Cunningham, Steve Lewis

**Absent:** Erik Godo

**Other HOA members present:** Caretaker Jake Payne, Diane Thompson, Frank Nemeth, Derek McKee, Michael Douglas

Minutes from the April 20, 2019 meeting were approved with one edit. Ron Oldham offered to help with the rental letter, not the ACC letter.

**Treasurer's Report (Teresa)**

Checking - \$8,289.29  
Money Market - \$100,011.08  
Capital Reserve CD - \$94,145.16  
Water Reserve CD - \$221,070.67

April Expenses - \$12,698.41  
May Expenses - \$9,568.08  
June Expenses - \$6,577.49

227 of 240 lot owners have paid their 2019 Annual Assessment and Water Fee. Intent to Lien letters will be mailed out this month for those who are 2 years in arrears. Teresa distributed Profit & Loss Actual vs. Budget statements through July 19, 2019.

**Caretaker's Report (Jake)**

Security - Completed routine security duties. There have been bear sightings on Mountainside and Elk Trail. Please do not leave food of any kind outside. It may attract bears. Renters have been bringing garbage from short term rental properties to the club house for disposal. **Short-Term rental properties should provide their renters with a way to dispose of garbage.** The new signs (No Fireworks, No Shooting, etc) have been an effective communication tool. The 4th of July went by with no incidents.

Maintenance - Completed routine maintenance duties. A new refrigerator was installed in the clubhouse. A new clubhouse door was installed and will be painted soon. **The Clubhouse will be locked at night. It will be open from 7:00 am - 10:00 pm daily.**

Water - Completed routine water maintenance duties.

Office/Admin - Completed routine administrative tasks. A new fireproof file cabinet was installed in the office. Jake is working with CenturyLink to resolve internet challenges.

## **Commission Reports**

### **Water and Facilities (Karl) -**

The commission continues work to prepare for section valve replacements. This work will likely take place in the spring of 2020. The next step is to find contractors and obtain bids.

Special thank you to Karl, Tim, Bill Steele, and Jake for their work in resolving a recent water system telemetry issue.

Access to the water tanks is a challenge due to the condition of the road. Karl proposed to hire Wheeler Construction to rebuild the road to the water tanks at a cost not to exceed \$20,000.

The motion was moved, seconded and approved.

Work continues to install a wireless telemetry system. The commission is considering, and the board supports, a landline backup system as well.

**ACC (Shannon)** - 11 permits since the April meeting. Thank you for turning in your permits prior to doing the work on your property!

**Box Gardens (Frank)** - Vegetables are growing! All but 4 boxes were rented this year.

**Stables (Jake)** - There are 5 horses in the stables. A new horse will be added soon.

**Shoreline Stabilization and Conservation Commission (Bob Hennings via email)** - The people from GeoEngineering will be in the CRR area July 22 to July 24 to do their onsite inspection of the White River proximate to CRR. I will be meeting them at 9AM Monday morning the 22nd at the Community Center. This is in reference to the state mandated Channel Migration Zone survey. I plan on going out with them initially to see exactly what the process is. If a few others would like to go that might be worked out with them.

Larry Dominquez will be up some time the second or third week of August to perform the annual Rock Vane survey. Exact dates TBD. If anyone would like to meet or get involved let me, Bob Hennings know.

I am interested in getting some new blood involved on the commission. Right now it is in need of some new people to carry on with monitoring the river and understanding the issues that affect our community property and specifically our water supply. Think what your property would be worth without community water! I think it would be well if people that use the river trail and or people that live close to the river might be interested. There are a number of owners who have been involved in the past who have been on the river committee that helped out, but most of us are getting long in the tooth and/or are involved in other important community activities. It would be nice to keep the oral tradition and knowledge alive. Not to mention future interaction that we may need to have with the State and or Pierce County.

Finally, I believe this is a year for Humpies or Pink Salmon to return. This happens every third year. Some time around the first to third week of August they will be struggling up the White River to spawn. I suggest for those interested to take a walk or bike ride up FSR 74 and look for

clear water side channels. It is an amazing struggle to watch. And no they don't taste good in the first place and by now they are mostly mush.

Note: The board approved a county request to place CMZ information in the club house so homeowners have access to it.

### **Old Business**

**White River Forest Protection Association (Unsafe Recreational Shooting Update)** - Diane Thompson shared information about this charitable organization that continues to work to alleviate the challenges our neighborhood has faced with unsafe recreational shooting. It is a volunteer organization that supports the U.S. Forest Service in protecting our local forests. We've included additional information with the minutes. If you're interested in becoming a member of this association, we've included that form as well.

**Cabin Rentals** - Jake and Shannon are working to create a database of short-term rental properties. Thank you to homeowners who have registered their short-term rental information with the county, and who have provided it to CRR.

**CRR Facebook Page** - Shannon would like to further discuss opportunities for growing the use of the Crystal River Ranch Facebook page. We will discuss it further at the September meeting.

**Hazard Mitigation Plan** - Curt continues to work on this.

### **New Business**

#### **Open Board Position -**

Cindy Bowen resigned her position due to work schedule conflicts. The Board suggested Derek McKee fill the vacant position, and he was willing to do so. It was discussed and a motion was made and seconded. The motion passed. Welcome to the board Derek!

Meeting adjourned at 5:48 pm

**Next board meeting is September 21st, 2019 at 4pm  
All property owners are encouraged to attend**