

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

Board Meeting Minutes for September 21, 2019

Board Members in Attendance: Curt Simonson, Erik Godo, Teresa Steele, Shannon Cunningham, Tim Smokoff, Derek McKee

Absent: Karl Goeres, Steve Lewis, Nate Thompson

Other HOA members present: Wendy Scholl, Ilmar Reinvald, Cindy Hieggelke, Kate Simonson

July 20, 2019 Minutes: approved as published

Treasurer's Report (Teresa)

Checking	\$ 8,366.32
Money Market	\$ 90,059.41
Capital Reserve CD	\$ 94,145.16
Water Reserve CD	\$ 221,070.67

July Expenses	\$ 9,027.42
August Expenses	\$ 6,375.86

232 out of 240 lot owners have paid their 2019 annual assessment and water fee. Two lots have liens, one lien is pending, and five owe for 2019 only.

Teresa distributed a Profit & Loss Budget vs. Actual through September 21st, 2019.

Caretaker's Report (Jake)

Maintenance - completed routine maintenance duties. Rebuilt horseshoe pits. Cleaned up trails by cutting up and chipping fallen trees. Scheduled the county to sweep the streets. Installed reflected valve markers on the water tanks. Sprinklers and pipes from the areas near the rock vane areas will be removed. Installed new clubhouse refrigerator and completed door installation.

Water - completed routine water duties and submitted monthly DOH reports. Landscaped around the pump house and water tanks. Prepped maps in preparation for the valve replacement project. Updated emergency contacts for the water system. Studied for Cross Contamination Exam. Attended a disinfection class in Olympia. Worked on the telemetry system.

Office/Security - worked with Century Link on internet challenges. Started a horse stall waiting list (if you'd like to be on the waiting list, let Jake know. Transferred files to new file cabinet. There are currently 2 people on the waiting list). There were some issues with renters trashing

the clubhouse over the holiday weekend. Please remember 12 and under need to be with an adult inside of the clubhouse. Dogs need to be on a leash (many complaints about this lately).

Commission Reports

Water and Facilities (Karl via email) -

Received estimate from Wheeler Construction for concrete replacement. The project covers demolition and disposal and replacement of existing sidewalks at the ranch house and the south approach to the parking lot. The total cost estimate is \$30,000. The board approved this expense.

Wheeler Construction will also make improvements to the water tank access road. The work will include a piping extension of the tank drain/overflow nearest to the access road. The ditch will be lined with rock to prevent erosion and a rock surface will be installed to allow year-round access to the tanks. Cost is estimated to be \$18,500. The project was approved at the July Board Meeting.

An estimate is being worked to replace water valves identified by Northwest Water Systems and refined by the water commission. The estimate should be available in the next couple of months with work to begin in the spring of 2020.

Telemetry system installation, troubleshooting, and testing continues. The intent is to run it in parallel for testing with control functions limited to the existing system.

ACC (Shannon) - 12 permits were submitted and approved. There is 1 pending permit for new construction. We are waiting for county permits before we approve. ***Please remember to submit permits to the ACC committee BEFORE you make changes to your property. The ACC requires a permit for tree removal, sheds, paint, new roofs, remodels, construction, etc. If you have ANY questions contact Shannon Cunningham or Jake.***

Box Gardens (Frank via Teresa) - the Growing season is over. Clean-up your box by mid-Oct (before the snow). If you have tomato trellises, please remove them from the garden area. Thank you to Rich Starrett and Susan Leland-Edmonds who routinely made sure community gardens were watered.

Stables (Jake) - There are 5 horses currently in the stables and 1 is on the way. Since the barn is full, a waiting list was created. There are 2 people on the waiting list already. If you'd like to be added to the list, contact Jake.

Shoreline Stabilization and Conservation Commission (Bob via email) – The annual survey was conducted on August 20th, 2019. The survey was attended by Robert and Diane Thompson, Derek McKee and Bob Hennings. We hosted KPFF ecologist Larry Dominquez and engineer Bailey Thorniley. Larry's report will be available soon.

Old Business

White River Forest Protection Association (Wendy - Unsafe Recreational Shooting Update) - July and August 2019 Highlights: Continued daily monitoring of 38 unsafe shooting sites. The majority of these locations are within 2 miles of CRR / CV. Performed graffiti tagging removal along SR410, FS70, FS7010 and FS72. Three yellow gates completely prepped and painted by Christopher and April Hurst. Picked up and hauled out truckloads of mostly shooting debris and replaced 11 signs. Performed 374 volunteer hours in July and August. A number of shooters are joining the association. We are observing an increase in shooters cleaning up their shooting activity debris. Many shooters we interact with in unsafe locations are grateful to get directions from us to other sites that have larger earthen backstops for safe firearm discharge. The association is now a non-profit 501c3 with 126 members.

Website (Wendy) - Wendy is concerned about website security. Challenges and possible solutions were discussed.

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 this information to CRR.

Hazard Mitigation Plan (Curt) – Working to complete final drafts of each section. Timeline is to present the draft plan to the board in October. Volunteers to read draft sections: Teresa, Erik, Kate. The board will vote on plan adoption in November, then it will be sent to the county, state, and federal government for review.

Frisbee Golf - We have all the materials to build a system that can be easily removed and reinstalled. The facilities committee will create a plan.

New Business

No new business

Meeting adjourned at 5:18pm.

**Next board meeting is October 19, 2019, at 4 pm
All property owners are encouraged to attend**