

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

***Board Meeting Minutes for October 19, 2019***

**Board Members in Attendance:** Curt Simonson, Karl Goeres, Shannon Cunningham, Teresa Steel, Steve Lewis, Derek McKee

**Absent:** Erik Godo, Tim Smokoff, Nate Thompson

**Other HOA members present:** Jake Payne, Douglas and Katherine McGifford, Bob Hennings, Mike Smith, Jim Harte

Curt called the meeting to order at 4:01pm.

**September 2019 Minutes:** approved as written.

**Treasurer's Report (Teresa)**

Checking	\$3,487.28
Money Market	\$41,573.23
Capital Reserve CD	\$94,145.16
Water Reserve CD	\$221,070.67

September Expenses    \$5,499.26

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

**Caretaker's Report (Jake)**

*Maintenance* - Completed routine maintenance duties. Winterized the bathrooms at the picnic areas and shut them down. Winterized equipment. Rebuilt Ranch House stairs to match the raised concrete walkway.

*Water* - Completed routine maintenance of the water system and filed necessary reports. Shutdown and winterized irrigation systems. Worked with Tim and Eric on the telemetry system. Studied for the cross-connection exam.

*Office/Security* - security checks showed no major concerns. Bear sighting on the road near the clubhouse.

## **Commission Reports**

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

Clubhouse walkways have been replaced and the driveway ramp near the mailboxes was replaced. The ramp should reopen Friday 10/25. Wheeler Construction is now working on the road to the water tanks. So far, improvements have been made to the road to make it easier to drive on, even in inclement weather and the ditches have been lined.

Karl proposed two new projects:

- 1) Enlist the services of Northwest Water Systems to complete the HOA Reserve Study. HOA reserve studies are required by state law and information from the study will help the HOA evaluate assessments. A motion to hire Northwest Water Systems to complete an HOA reserve study at a budget of \$8,000 was approved.
- 2) Northwest Water Systems assessed all of the water valves. Sixteen valves were identified as needing to be replaced. Wheeler Construction submitted an estimate to replace these valves. The estimated cost is \$67,236. Wheeler can begin the work this fall, stop when winter arrives, and continue the project in the spring. A motion to approve the bid from Wheeler Construction to replace the valves for a cost not to exceed \$68,000 was approved.

**ACC (Shannon)** - 4 permits approved, 1 pending (waiting for county permits)

***Please remember to submit permits to the ACC committee BEFORE making 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 Payne.***

**Box Gardens (Frank)** - nothing to report.

**Stables (Jake)** - There are currently 5 horses in the stables. One stall is open at the moment but will be occupied in the spring.

### **Shoreline Stabilization and Conservation Commission (Bob) -**

The committee received the 2019 Vane Assessment Summary from Larry Dominguez & Bailey Thorniley of KPFF Consulting Engineers. Copies were passed out. The report quantified erosion changes to the vane system.

## **Old Business**

**White River Forest Protection Association (Unsafe Recreational Shooting Update)** - They will be hosting a community potluck in the CRR clubhouse on Saturday 10/26 beginning at 6:00 pm.

**Cabin Rentals** - Several homeowners, who use their property as a vacation rental, have supplied Crystal River Ranch with a copy of the ***Vacation Rental Affidavit*** as required by Pierce County. If you have not done this yet, please send the affidavit to Crystal River Ranch ASAP. You may use the address above. If you have more questions about this requirement please refer to the county codes regarding vacation rentals:  
<https://www.codepublishing.com/WA/PierceCounty/html/PierceCounty18A/PierceCounty18A37.html#18A.37.040>.

**Hazard Mitigation Plan (Curt)** - Curt has updated 4 of the 7 sections of the plan and will submit these drafts to the county for initial review. The plan should be completed by the end of the year. The Hazard Mitigation Plan is required by FEMA and needs to be updated every 5 years.

### **New Business**

#### **2020 Budget -**

The board reviewed the 2019 Profit & Loss Budget vs. Actual from January 1<sup>st</sup> through October 19<sup>th</sup>, 2019. Projected expenses for the 2020 budget will be presented at the November 2019 board meeting.

Meeting adjourned at 5:32pm.

**Next board meeting is November 16, 2019, at 4 pm  
All property owners are encouraged to attend**