

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

Board Meeting Minutes for January 18, 2020

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

Absent: Steve Lewis, Nate Thompson, Teresa Steel

Others present- Jake Payne, Bj Cunningham, Mike Smith, Bob Hennings, Debby Hyde, Brian Miller, Sam & Brandy Lindstrom, Tom & Annie Koning, Joanie Ransom

Curt called the meeting to order at 4:00

November 2019 Minutes: approved as written

Treasurer's Report (Teresa)

Checking	\$ 109,847.76
Money Market	31,581.14
Water Reserve CD	221,215.95
Capital Reserve CD	94,145.16
November Expenses	\$ 7,695.86
December Expenses	10,175.84

147 of the 240 lot owners have paid their 2020 annual assessment and water fee.
Reviewed the Profit & Loss Budget vs. Actual from Jan-Dec 2019.

Caretaker's Report (Jake)

Maintenance - Performed routine maintenance duties. Two trees came down on the trail and were cut up and moved out of the way. Shoveled snow off walkways around the Ranch House. Cleaned up sports equipment at the clubhouse and tossed broken items. **PLEASE DO NOT DROP OFF ITEMS TO DONATE UNLESS YOU HAVE SPOKEN TO JAKE.**

Water - Collected monthly water samples and read the meters. Performed routine maintenance of the water tanks. Prepared for and worked on the water valve project. Communicated with all members about shut-offs, flushed the system, took samples for testing, and turned all valves on & off.

Security - Performed routine security checks. Addressed complaints of loud and disrespectful renters. Escorted a few vehicles out of the Ranch due to their unfavorable behaviors. Lots of people speeding through the Ranch. **PLEASE REMEMBER THE SPEED LIMIT IS 25MPH.**

Office – Performed routine duties. Helped Teresa prepare annual assessment envelopes.

Commission Reports

Water and Facilities (Karl) -

The section valve project was completed in December. The Board originally approved a budget of \$68,000. As the work was being completed, additional items needed to be repaired which resulted in additional expenses. The total cost for the project was \$76,401.29. A motion was made and approved for the additional expenses. The board thanked Karl for his numerous hours of volunteer work in bringing this project to completion.

The committee is developing a plan to update the mailboxes. The goal is to repair the current structure and build an addition to accommodate the growing number of mailboxes.

The walkway cover from the Clubhouse to the Ranch House is in need of repair. The committee is researching the best way to address this.

ACC (Shannon) – 1 permit issued. If you're thinking about making improvements to your property this spring, please submit your ACC requests to Jake BEFORE the work begins!

Stables (Jake) - There are currently 4 horses in the stables. There are 2 open spots and 3 people on the waiting list.

Shoreline Stabilization and Conservation Commission (Bob) - A draft of the Upper White River Channel Migration Study is available on-line: <https://upperwhitecmz.participate.online/>.

The County is hosting an ***Open House on Saturday, January 25 from 3 pm - 7 pm*** at the CRR Clubhouse.

Come to the Open House to:

- Hear about to draft report and learn what the results mean for you
- Ask questions and talk to the project staff
- Share your input and local knowledge to contribute to the final report

You are also welcome to ask questions and make comments on the website (using the link above). Feedback will be taken until Feb 21, 2020.

Old Business

Cabin Rentals - Debby Hyde presented Pierce County information regarding bed/breakfast and vacation rental requirements. These requirements can be found on the Pierce County website as well as our CRR website. If your home is being used as a short-term vacation rental (Airbnb, VRBO, etc.), you are required to:

1. Complete a **Vacation Rental Affidavit** and submit it to Pierce County. *Please provide the CRR Board with a copy.*
2. Provide guests with a **Good Neighbor brochure**.
3. Provide guests with information regarding **parking**.
4. **Notify ALL neighbors** your home is a rental and give them information to contact you if there is an issue.

Helpful Links Regarding Vacation Rentals -

- County Requirements for Vacation Rentals: <http://crystalriverranch.org/wp-content/uploads/2019/05/CRR-Property-Rental-Information-for-Homeowners-May2019.pdf>
- Vacation Rental Affidavit: <https://www.piercecountywa.gov/DocumentCenter/View/57779/Vacation-Rental-Affidavit?bidId=>
- Good Neighbor Brochure: <http://crystalriverranch.org/wp-content/uploads/2019/05/Good-Neighbor-Brochure-Pierce-County-May2019.pdf>
- To Report an Issue: <https://pals.piercecountywa.gov/palsonline/#/app/srs/issue>

White River Forest Protection (Curt presented on behalf of Wendy) - The White River FPA has a new website <https://WhiteRiverFPA.com>. The non-profit group received a Certificate of Merit from the USFS for “dedication and outstanding contributions to wilderness stewardship”. Volunteers have done 2,191 hours of volunteer work since November, 2018. They also recently played an important role in the arrest of a person charged with burglary, assault, and drug possession.

Hazard Mitigation Plan - Curt completed sections 2,3 and 4 of the Hazard Mitigation Plan as required by FEMA. These sections were sent to the county for review.

New Business –

Accessory Dwelling Units - Debby Hyde presented the board with information regarding Accessory Dwelling Units. She discussed relevant portions of the Pierce County code (PCC 18A.37.120). She also highlighted information from the CRR covenants (Article VIII, Section 1; and Article VII, Section 10). Our covenants allow one residence and one water connection per lot.

Meeting adjourned at 5:27 pm

**Next board meeting is March 21, 2020, at 4 pm
All property owners are encouraged to attend**