

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

March 2020 Update (Board Meeting Cancelled)

Board Members: Karl Goeres, Erik Godo, Tim Smokoff, Derek McKee, Curt Simonson, Shannon Cunningham, Steve Lewis, Nate Thompson, Teresa Steel

Caretaker: Jake Payne

In light of the Covid-19 pandemic, Curt cancelled the March 21, 2020 board meeting. We have been communicating via email and telephone and would like to update you on a few things.

Due to the Covid-19 outbreak, CRR community facilities are closed until further notice. This includes the recreation room (bathrooms, laundry, kitchen and gathering room), playground, sport court, horseshoe pits, picnic gazebo and picnic area restrooms (north and south), and games on the softball field.

Jake has implemented social distancing measures to protect he and his family. He operates our community water system, which is CRR's critical infrastructure. You can aid the cause by not visiting the Ranch House, and by maintaining a minimum of 6 feet of separation when interacting with him. If you need to reach Jake, please do so by phone.

Treasurer's Report (Teresa)

Checking	\$ 47,812.92
Money Market	\$ 31,583.73
Water Reserve CD	\$ 221,215.95
Capital Reserve	\$ 94,173.48

January Expenses \$ 86,852.08 (including major projects)

February Expenses \$ 7,042.66

208 of the 240 lots have paid their 2020 annual assessment. Some who normally pay by now, haven't as of today. I will send reminders. Only one lien left, and 2 lots that haven't paid for 2019.

Caretaker's Report (Jake)

Maintenance - Monitored culverts during the flooding and reached out to County. Placed sandbags where needed, dug out culverts and worked with County workers. Contacted lot owners with damage from the storm. Cleaned out shop/tool room that flooded and removed all dirt and water. Used gravel to fill in sinkholes.

Water - Water samples taken for February and March. Four trees came down on the water tanks and were removed. No damage to the tanks. Tank roads were damaged during the February flood and have been repaired.

Security - Multiple reports of dogs off-leash. Issues with multiple renters trashing clubhouse and damaging sports equipment. Issues with renters damaging neighboring properties and not following Pierce County Ordinance / CRR Policy. With all the events taking place right now with Covid-19 and Crystal Mountain closing I will be ramping up security drives moving forward. If you notice anything odd don't hesitate to reach out to me.

Commission Reports

Water and Facilities (Karl) - As a result of flooding in February the access road to the water tanks was damaged. Not only was our ability to access the tanks severely hampered, the washout was deep enough to possibly compromise the water pipe buried under the road which would have disabled our water system. We took emergency action to repair the damage as soon as we could get equipment and materials to the site. Wheeler Construction did their usual excellent job of completing the work. We incorporated a couple of changes that should help prevent this from happening in the future. The cost was about \$8000.

The board approved an addition of one bay to the existing mailbox structure in the amount of \$1500 by majority yes vote via email. Fabrication at the local vendor will start soon with installation to follow as soon as Jake's time, weather and the Covid-19 situation allows.

ACC (Shannon) – 2 permits 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) - 1 spot is currently open with 3 people on the waiting list.

Shoreline Stabilization and Conservation Commission (Bob) - Since the release of the data and initial draft report from Pierce County on the Upper White River CMZ Study, Debby Hyde, Karl Goeres, Derek McKee and I have been in discussions on the best approach to deal with coming legislation and its impact on our ability to maintain our Rock Vane System which we have installed to protect our water system. With that in mind, the four of us met with attorney Bill Lynn to discuss various strategies. After our meeting Derek McKee drafted our response which we have submitted to Pierce County Public Works.

At this point in time we are waiting for the final report to be released by Pierce County Public Works which should include our concerns. We will then be contacting our County Representative and Pierce County staff ordinance writers to make sure our ability to maintain our Rock Vane System is included in their legislation. There will a presentation of the study information to P.C. Council, the legislation will then go to public hearing, then to a council subcommittee which will send their final draft back to the whole council for a vote. There should

be plenty of opportunity for us to intercede. Debby Hyde, having worked for Pierce County and holding positions of leadership in the relevant areas in Pierce County will be taking the lead in our efforts.

Next board meeting is scheduled for April 18, 2020, at 4 pm
All property owners are encouraged to attend