

July Meeting for 2020 Canceled Due to Covid-19

In light of the Covid-19 pandemic, the July meeting was canceled. We have been communicating via email and telephone and would like to update you on a few things.

Treasurer's Report (Teresa Steel)

Checking	\$26,959.33
Money Market	\$31,587.03
Capital Reserve CD	\$94,173.48
Water Reserve CD	\$221,215.95

230 out of 240 lot owners have paid their 2020 Annual Assessment and Water Fees. Two Intents to Lien have been mailed to owners who are two years or more in arrears. June Expenses were \$ 5,503.10.

Caretaker's Report (Jake Payne)

Water. Monthly water samples and meter reads completed for June and July. All test results meet health requirements. Notified owners on leak report. Cleaned around pump house. Updated water charts. Completed static levels. Ran pump house generator monthly. Checked water storage tanks weekly. Coordinated with Master Meter on issue with batteries. Repaired water leak on Alpine before meter by the Y. Made list of spare parts. Picked up 2 cases of CL2.

Maintenance & Grounds. CRR Clothing with logos received and in use daily. Filled pot holes in gravel areas. Put down grass seed along walkways, cleared trails, maintained common areas weekly. Landscaped beds around Ranch House. Performed weed and insect control. Had recalls handled on work truck. Reached out to County for road repair, sign repair, street sweeper service and ditch trimming. Used rototiller on baseball infield and raked it. Installed 4 new mailboxes. Put up covid-19 signs at clubhouse. Repaired toilet at willow tree picnic area. Opened bathrooms at picnic areas. Pressure washed the gazebo. Patched another roof jack vent on clubhouse. Reached out to CenturyLink about internet issues in office. Put out No Fireworks signs. Removed cages and irrigation pipes from willow tree picnic area. Started on removal of cages and irrigation pipes from end of willow tree picnic area heading down towards elk trail picnic area. Contacted Fish and Wildlife about dead elk. Picked up new sports equipment. Repaired both irrigation systems and both systems are active. Cleaned and repaired laundry room in ranch house from flooding incident. Sent weekly reports to Curt & Karl.

Security. Security is generally good. Walk arounds completed daily. Drives completed at random times and multiple times daily. Monitored security cameras. Reached out to Forest Service and (or) Law Enforcement for suspicious activities in or around Ranch.

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Office. Managed inquiries and requests via email, returned messages, sent New Homeowner Packets when needed. Updated databases. Posted flyers about closures due to Covid-19. Received 22 ACC permits since last meeting date in May. Sent out Consumer Confidence Report for water system to all members and posted in clubhouse. Sent in CL2 reports monthly to DOH.

Commission Reports

Water & Facilities (Karl Goeres). See caretakers report.

Architectural Control (Shannon Cunningham).

37 permits issued from April 1, 2020 thru July 31, 2020.

Horse Stables (Jake Payne) Five horses are in the stables.

A Message from Fire Chief Paul Sowers. As we head into August, and the hottest and driest time of the year, this is a good time to look at your property with an eye to fire safety. Roofs and gutters should be clean. As accumulated organic material dries, it makes a perfect bed for sparks or embers to establish themselves. Brush and dead limbs should be cleared. Trees should be limbed up to 6 feet in order to prevent ground fires from spreading into the canopy. Unfortunately the opportunity to burn yard waste has passed. Pierce County has initiated a burn ban, and outside burning is prohibited with the exception of small recreational fires in established fire pits less than three feet in diameter, and clear from vegetation by at least 10 feet horizontally and 20 feet vertically. The fire should also be 25 feet from any structure. The fire must be attended at all times, with a means of extinguishment readily at hand, such as a garden hose. If the wind picks up, please put it out. We are a small island of houses in the forest. Be smart, and be careful. And if you need us, you know the number.

Recreational Fires. Please see the attached flyer for the definition and restrictions on recreational fires. **Please ensure this information is provided to guests and tenants.**

White River Forest Protection Association Update. See attached report provided by Chris Hurst.

Next Board meeting September 19, 2020 at 4pm (conditions permitting)
All property owners are encouraged to attend