

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

Board Meeting Minutes for September 19, 2020

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

Others in Attendance: Jake Payne

Absent: Nate Thompson

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

January 2020 Minutes: reviewed and approved.

Treasurer's Report (Teresa)

Checking	\$16,012.61
Money Market	\$31,588.63
Water Reserve CD	\$221,215.95
Capital Reserve CD	\$94,173.48
July Expenses	\$7,088.00
August Expenses	\$5,736.87

230 of 240 lot owners have paid their 2020 annual assessments. 3 of the 10 remaining have liens on their property for non payment for 2 or more years. Reminders were mailed to the other 7.

Caretaker's Report (Jake)

Maintenance - Completed mowing, trimming, brush clearing, chain sawing and other landscaping tasks at the ranch house, picnic areas, pump house, water tanks, trails, and recreation areas. Treated ranch house for bugs. Took truck to town for service. Pressure washed gazebo and club house. Kept COVID-19 and burn ban signs current. Cleaned bathrooms and common areas. Had ranch house and club house septic tanks pumped. Continued to remove irrigation and caging materials. Drove to Naches and Packwood for fuel since SR 410 was closed. Picked up tractor parts.

Water - Completed monthly testing and reporting, notified homeowners who showed up on the leak report, completed meter reads and charting, checked tank levels multiple times daily. Marked water lines for future county projects, and kept tank road clear of debris. Studied for CEUs.

Security - Completed daily walk arounds, daily drives, and monitored security system.

Office – Responded to calls and emails, updated database, posted information flyers, sent reports to DOH, and processed mail. Prepared budget input. Contacted homeowners with downed trees.

Commission Reports

Water and Facilities (Karl) -

- Proposed replacing the modem and computer in the office. Motion approved for up to \$1,000
- Need to upgrade security cameras. Working on a proposal for the 2021 budget
- Need to perform maintenance on the water tank lids. Will have a proposal for the 2021 budget
- Looking to replace the breezeway at the club house. Will have a proposal for the 2021 budget
- Water conservation
 - Please limit water usage while the power is unstable or down. ***During power outages, our water tanks are manually filled. Please don't use sprinklers, irrigate, fill hot tubs, or otherwise use large quantities of water during power outages***
 - 9 lots used 30% of the water for the month of August

ACC (Shannon) – 6 permits issued in August. Please submit your ACC requests to Jake **BEFORE** the work begins.

Stables (Shannon) - Proposed an additional lean-to for the horses on behalf of the stable committee. The board discussed and approved the construction as long as it meets all county codes. The cost of the lean-to will be paid for by the horse owners.

Shoreline Stabilization and Conservation Commission (Derek) - Larry will be coming up 10/3 to perform an annual assessment.

Old Business

Elections - The board voted to delay elections until the annual meeting in May 2021. This election will be conducted by mail if necessary.

New Business

Budget - Items for the 2021 Budget will be submitted to Teresa prior to the October 17, 2020 board meeting. The board will discuss budget items at the October meeting and approve the budget at the November meeting.

Meeting adjourned at 5:40 pm.

**Next virtual board meeting is October 17, 2020, at 4 pm
All property owners are encouraged to attend**