

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

Board Meeting Minutes for October 17, 2020

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

Others in Attendance: Jake Payne

Absent: Tim Smokoff

Curt called the meeting to order at 4:00 pm via Zoom.

September 2020 Minutes: reviewed and approved.

Treasurer's Report (Teresa)

Checking	\$9,846.29
Money Market	\$31,589.23
Capital Reserve CD	\$94,173.48
Water Reserve CD	\$221,215.95

September Expenses \$5,702.93

10 lot owners have not paid 2020 annual assessments.

Caretaker's Report (Jake)

Maintenance - Maintained common areas including mowing, weed whacking, blowing, and chain sawing. Areas maintained include ranch house, club house, recreational fields, picnic areas, water tanks, tank road, pump house, and trails. Installed 2 new mailboxes. Cleaned and winterized bathrooms at picnic areas and shut down for the season. Cleaned clubhouse and showers daily when open. Winterized equipment for the season (ex: mower, etc). Leak discovered in the community center roof has been repaired. Made cheat sheets for the pump house generator, water system, etc. for when on vacation.

Water - Monthly testing, meter reads, static level checks, and water chart updates completed. Notified owners who came up on the leak report. Ran pump house generator. Marked water lines in various locations for County work about to take place (ex: culvert replacement, ditch work to realign things, etc). Flushed dead end blow-offs. Met with an electrician for bid in pump house. Researched items for budget meeting.

Security - Walk arounds and security drives completed daily. Monitored security cameras. No major issues to report.

Office – Managed daily communications. Posted flyers about Covid-19 and convoys. Purchased computer monitor, tower, and modem for office.

Commission Reports

Water and Facilities (Karl) -

- Meeting held Thursday 10/14 to discuss budget input
- We failed a lead test at the Ranch House. DOH flagged it, we retested and everything fell within normal limits. More than likely a testing anomaly.

ACC (Shannon) – 7 permit requests received in September. 5 were approved. ***Please submit your ACC requests to Jake BEFORE the work begins.***

Stables (Jake) - 4 horses in the stable. A 5th horse should arrive this fall.

Shoreline Stabilization and Conservation Commission (Derek) - Larry Dominguez walked the river to look at tagged trees 10/03/20. Not much change since the last assessment. He'll visit again in the spring.

Old Business

Budget - reviewed the 2020 budget and proposed 2021 budget. Revised budget will be reviewed and approved next month.

New Business

The board voted to hire a certified arborist to help evaluate select trees on community property that have grown tall enough to potentially pose a danger to structures.

Meeting adjourned at 5:48 pm.

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