

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

Board Meeting Minutes for November 21, 2020

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

Others in Attendance: Debby Hyde, Cindy Hieggelke, Sam Insalaco, Douglas McGifford, Jake Payne, Bob Hennings

Curt called the meeting to order at 4:08 pm via Zoom.

October 2020 Minutes: approved as written.

Treasurer's Report (Teresa)

Checking	\$5,600.15
Money Market	\$31,589.50
Capital Reserve CD	\$94,173.48
Water Reserve CD	\$221,215.95

October Expenses \$8,664.28

5 lot owners have not paid 2020 annual assessments.

Caretaker's Report (Jake)

Maintenance - Used blower around community areas as needed. Cleaned up around water tanks. Cleared trails weekly. Picked up garbage around the community. Landscaped beds around Ranch House. Cleaned/cleared trails at Willow Tree picnic area. Installed 1 new mailbox. Ran generator in pump house. Met with a roofing company to bid work at water tanks. Met with arborist to assess select trees on community property. Took Toyota truck in for recall work. Located and purchased cords needed for new computer set-up. Cleaned shop. Cleaned out the work truck and washed it. Completed the winterization checklist for all items. Had a propane tank filled. Checked on culverts where issues came up during flooding and cleared debris. Met with Pierce County about several projects starting/needed in CRR. Used chain saw in numerous locations to clear fallen tree debris. Cleaned clubhouse and showers daily when open. Changed oil in generator. Picked up fuel in cans. Picked up diesel for the pump house generator. Met with contractor at end of Meadow to discuss cleanup and restoration timelines. Adjusted mole traps and picked up piles of dirt. Checked on all lots after the wind event looking for trees down on structures.

Water - Monthly coliform water sample completed for November, results were good. Notified all owners that came up on the leak report, very minor numbers. Kept the pump house area organized and clean. Ran Pump-House Generator, all worked well. Updated water charts. Static levels completed. Checked on storage tanks weekly. Adjust CL2 feed rate when needed. All daily water items completed. Monitored the DOH sentry website for upcoming water samples needed. Marked water lines in various locations for County work about to take place (culvert replacement & ditch work to realign things). Cleared debris off tank road multiple times. Met with electricians for bid in pump house. Researched items for budget meetings pertaining to water. Installed correct valve cover at Alpine/Riverview. Cleared the pump house road of debris from new construction next door. Put back up the *Stay Out* and *No Trespassing* signs at pump house. Signed up for a webinar on the changes to the Water Use Efficiency program and What to Expect in 2021. Ordered another case of CL2. Performed water click test. It runs by cubic feet and is spot on numbers wise.

Security - Walk arounds completed daily averaging 8-12 lots a day. Security drives completed at random times. Monitored security cameras. Reached out to Forest Service and (or) law enforcement for suspicious activities in or around ranch. Drives in my personal vehicles on Rd 70, Rd 73, and Rd 75. Good way to see who is around. 4 of the A frame sign boards have been stolen. Many hunters in the area - will keep an eye out for any issues. Adjusted signs when needed. Put up *No Parking* & *No Trespassing* signs on water tank road.

Office – Checked mail and email daily. Returned all messages. Sent out new homeowner packets. Sent in CL2 reports monthly to DOH. Prepared meeting notes/items needing approval to purchase. Ordered modem from Best Buy. Started work on annual mail outs. Worked on a computer set-up in the office. Completed meeting documents as needed.

Commission Reports

Water and Facilities (Karl) - Water consumption was down in October, about half of what we used in September. The committee is working on a plan to communicate with high usage homeowners.

ACC (Shannon) – 3 permit requests, all for danger trees, received since the last meeting. All were approved. ***Please submit your ACC requests to Jake BEFORE the work begins.***

Stables (Jake) - Stables are full. There are currently 5 horses in the stables and 1 spot reserved. The lean-to is under construction and should be done soon.

Shoreline Stabilization and Conservation Commission (Derek) - Larry Dominguez completed his report and sent it to the committee. No significant changes/news to report at this time.

Box Gardens (Cindy H) - Thank you **Frank Nemeth** for the many years of coordinating this program. We appreciate all you did to make this project a success! Welcome to **April Hurst**

who will take on the responsibility of managing the box gardens! April and Cindy will contact box garden participants to see if they want to keep their box for next year. **Please make sure your box is cleaned out ASAP!**

Old Business

Possible Danger Trees - Our arborist provided a comprehensive assessment of trees in the common area along the river between Piney and Sorral. The report recommended removal of 2 trees that were assessed to be high and medium risks. All other trees were assessed to be low risk. Motion was approved to reduce the trees to 20-30 foot environmental snags.

Budget - The board reviewed the 2020 Profit & Loss Actual vs Budget, and the preliminary 2021 budget. The 2021 budget was approved.

New Business

ACC Bylaws - There was a discussion regarding how to prevent homeowners from violating the CC&Rs.

Craig's List Scam - Please be aware that some vacation rentals have fraudulent advertisements on Craig's List. Homeowners who list their properties on other sites may want to check Craig's List to ensure their properties are not fraudulently listed.

General Membership Meeting adjourned at 6:09 pm.

**Next virtual board meeting is January 16, 2021, at 4 pm
All property owners are encouraged to attend**

Just a friendly reminder to keep dogs on a leash.

Please respect restricted access signs intended to keep our water system safe.