

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

***Board Meeting Minutes for January 16, 2021***

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

**Others in Attendance:** Jake Payne, Debby Hyde

Curt called the meeting to order at 4:03 pm via Zoom.

**November 2020 Minutes:** Approved as written.

**Treasurer's Report (Teresa)**

Checking	\$116,112.30
Money Market	\$ 26,589.99
Capital Reserve CD	\$ 94,173.48
Water Reserve CD	\$221,370.90
November Expenses	\$ 6,117.48
December Expenses	\$11,766.87

168 of the 240 lot owners have paid their 2021 Annual Assessment.

Teresa provided the 2020 Profit & Loss Actual vs Budget for 2020. Most 2020 Profit (Net Ordinary Income) will go into the Capital Reserve CD because last year we over spent the water budget.

**Caretaker's Report (Jake)**

*Maintenance* - Performed landscaping and trail maintenance, cleaned around water tanks, picked up garbage around community, cleared debris at Willow Tree picnic area, installed 3 new mailboxes, ran generator monthly, maintained and cleaned work truck, had propane tank filled, cleared debris in culverts, met with Pierce County about projects needed in ranch, contacted county for storm clean up, cleaned clubhouse, purchased fuel and diesel, adjusted mole traps, cleared trees on tank road, checked all lots after wind event looking for trees on structures, looked for water leaks, received three bids for tree work on community property, monitored tree work.

*Water* - Monthly Coliform water sample completed for December and January, results good. Monthly meter reads completed. Notified all owners that came up on the leak report, found leak on Elk Trail Lot. Ran Pump-House Generator, all worked well. Cleaned/cleared pump house road. Cycled pumps during outage events. Updated water charts. Static levels completed.

Checked on water storage tanks. Adjusted cl2 feed rate when needed per usage. All daily water items completed. Another batch of Lead & Copper Tests performed.

**Security** - Daily walk arounds completed, nothing significant to report. Lots of complaints about speeding - **please travel at 25 MPH or less in the ranch**. Please keep dogs leashed when off your lot. Security drives completed at random times daily. Monitored security cameras. Adjusted signs as needed. There have been numerous fraudulent postings on Craigslist for rentals in the ranch.

**Office** – Responded to email, returned messages, sent new homeowner packets as needed, sent in CL2 reports to DOH monthly, prepared meeting notes, contacted the county and PSE.

### **Commission Reports**

**Water and Facilities (Karl)** - The board approved to have the water tank lids repaired. The walkway to the Ranch House will be repaired in the spring. The commission is working on a plan to communicate with high water usage homeowners.

**ACC (Shannon)** – 5 permit requests received since the last meeting, all for danger trees. 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 with 1 spot reserved.

**Shoreline Stabilization and Conservation Commission (Derek)** - Cascade Land Surveying is coming out to survey the river vanes on Wednesday 1/20/21.

**Box Gardens (Cindy H)** - April sent out letters to current box garden renters to confirm who would like to keep their box for 2021.

### **Old Business**

**Possible Danger Trees** - The 2 danger trees on Crystal River Ranch property between Piney and Sorral are now 20-30' environmental snags.

**Craig's List Rental Scams** - There have been numerous cases of fraudulent rental postings on Craigslist. Wendy has been working this and will post a statement on the CRR website. Homeowners who list their properties on other sites may want to check Craig's List to ensure their properties are not fraudulently listed.

### **New Business**

**Short Term Rentals** - Please do not use the clubhouse address or Jake's phone number on any of your rental information. It is not the caretaker's responsibility to manage rentals.

**Board Elections** - The board discussed pandemic-friendly options for conducting the 2021 board elections. To ensure a predictable election cycle this year, the election will be held by mail. Additional information will be provided in the next few months.

**Meeting adjourned at 5:04 pm.**

**Next virtual board meeting is March 20, 2021, at 4 pm  
All property owners are encouraged to attend**

**Just a friendly reminder to keep dogs on a leash and follow speed limits**

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