

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

Board Meeting Minutes for March 20, 2021

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

Absent: Nate Thompson, Teresa Steel, Steve Lewis

Others in Attendance: Jake Payne, Cindy Hieggelke

Curt called the meeting to order at 4:04 via Zoom.

January 2021 Minutes: Approved as written.

Treasurer's Report (Teresa via email)

Checking	\$ 54,238.62
Money Market	76,590.42
Capital Reserve CD	112,734.48
Water Reserve CD	230,597.90
January Expenses	\$ 11,027.06
February Expenses	6,231.02

\$18,562 was transferred to the Capital Reserve CD and \$ 9,227.00 to the Water Reserve for 2019 and 2020.

217 of the 240 lot owners have paid their annual assessment for 2021, leaving 23 who have not paid (including 5 from last year or before). Reminders will be sent out at the end of the month.

Caretaker's Report (Jake)

Maintenance - Maintained community grounds including trails, picnic areas, access roads to pump house and water tanks and recreational facilities. Picked up garbage around the community. Installed one new mailbox. Ran generator in pump house monthly and during outage events. Cleaned work truck. Checked on culverts where issues came up during flooding. Cleared debris. Met with Pierce County about several projects starting/needed in Ranch. Reached out to the county for storm clean up. Cleaned clubhouse and showers daily. Picked up fuel. Adjusted mole traps and picked up piles of dirt. Checked on all lots after the wind event looking for trees down on structures and for water leaks. Checked on picnic areas and bathhouses. Sanded and painted both outside benches by the playground. Replaced electrical outlets in the clubhouse and added 2 GFCIs. Shoveled/plowed after snow events. Installed new kitchen faucet in Ranch house. Dug 14 x 36" deep holes on Elk Trail by picnic area, and will be

installing trail handrails. Put up 24 hour security signs at mailboxes. Filled in potholes in gravel around the community center. Repaired leaking faucet in clubhouse.

Water - Monthly coliform water sample completed for February and March, results good. Monthly meter reads completed. Notified owners who came up on the leak report. Ran pump house generator, all worked well. Cycled pumps during outage events. Updated water charts. Static levels completed. Checked on water storage tanks. Adjusted cl2 feed rate when needed per usage. Another batch of Lead & Copper Tests performed. Ordered another case of CL2 and picked up. Met with two electricians & Karl for pump house work and telemetry system. Called and met with CenturyLink to repair the phone box/telemetry at the end of the tank road. Installed new locks on tank lids, power boxes, legacy system boxes, pump house. Installed 2 fire extinguishers at pump house. Worked on the 2020 WUE report. Repaired skylight on pump house roof. Scheduled tank coating/repair. Had pump house road and tank road plowed several times. Spoke with DOH, various topics. Closely monitored the water system when telemetry was not functioning properly. Worked on drainage system at end of breezeway.

Security - Daily walk arounds completed, nothing significant to report, averaging 8-12 lots a day. Lots of complaints about speeding. Security drives completed at random times daily. Monitored security cameras. Escorted 2 different vehicles out from the back end of Elk trail.

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) - Met with an electrician experienced with generator systems and remote systems, and who has a strong safety mindset. The commission proposed electrical work to support the water system. Work includes heating components, control panel isolation, and electrical work to enable a contingency generator to be connected. It also includes permits, as well as fixing the electrical box at the foot of the tank road. The board approved \$15,000 for this work. Also considering options for a new security system. Work continues to analyze water usage.

ACC (Shannon) – 8 permit requests received since the last meeting. Several for danger trees. One for a wooden fence and one for an addition. 7 were approved and 1 is pending until county permits are issued. ***Please submit your ACC requests to Jake BEFORE the work begins and allow 1-2 weeks for approval.***

Stables (Jake) - Stables full. There are currently 5 horses in the stables with 1 spot reserved.

Shoreline Stabilization and Conservation Commission (Bob and Derek) - Wheeler Construction will remove the remaining protective fences around the trees along the river bank that were in place for mitigation purposes. They will do the work once the snow is gone. Jeff

Otterson of Cascade Land Surveying will be monitoring the erosion of the rock vane system. He will produce a digital map to show incremental and total erosion.

Box Gardens (Chris H via email) -

To use a box garden this year:

- Fill out an application (can be found on the CRR website) and mail them to April Hurst at 62504 Indian Summer Way E, Enumclaw, WA 98022
- The cost for a box this year is \$25.00. Payments can be made to CRR
- Maximum 2 boxes per person and they are first come first served

Old Business

Craig's List Rental Scams - There have been numerous cases of fraudulent rental postings on Craigslist. Wendy continues to work this and she posted 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.

Board Elections - The board discussed pandemic-appropriate options for conducting elections. **To ensure a predictable election cycle this year, the election will be held by mail only.** Three board positions are up for election in May. Karl Goeres, Shannon Cunningham and Derek McKee plan to run for re-election. If you are interested in running for a board position, please submit the attached form to crystalriverranch@gmail.com by April 16, 2021.

Annual Picnic - Cancelled.

Annual Meeting (May 15, 2021) - Weather permitting, we will have the annual membership meeting outdoors in and around the clubhouse picnic area. We will begin at 1:30 pm with a brief social gathering (at safe distances with all members wearing masks) with beverages provided. The annual meeting will begin at 2:00 pm.

New Business

April board meeting - the board will meet in-person for the first time in a year! In order to maintain current social distancing guidelines, the meeting will be limited to current board members only.

The meeting adjourned at 5:17 pm.

Next board meeting is April 17, 2021, at 4 pm

This meeting will be in person and in order to maintain current health restrictions it will be for board members only.

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