

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

***Board Meeting Minutes for April 17, 2021***

**Board Members in Attendance:** Curt Simonson, Karl Goeres, Teresa Steel, Steve Lewis

**Absent:** Tim Smokoff, Erik Godo, Shannon Cunningham, Nate Thompson, Derek McKee

**Others in Attendance:** Jake Payne, Bob Hennings

Curt called the meeting to order at 4:02pm.

**Treasurer's Report (Teresa)**

Checking	\$	50,918.15
Money Market		76,590.84
Capital Reserve CD		112,791.02
Water Reserve CD		230,597.90
March Expenses	\$	6,409.32

221 of the 240 lot owners have paid their annual assessment for 2021, leaving 19 who have not paid.

Teresa distributed the 2021 Profit & Loss Actual vs. Budget as of April 17.

**Caretaker's Report (Jake)**

*Maintenance* – Cleaned and opened picnic area bathrooms. Changed oil in equipment. Installed new oven in ranch house. Parts ordered for old oven, which will be repaired then installed in clubhouse. Maintained community grounds including trails, picnic areas, access roads to pump house and water tanks and recreational facilities. Picked up garbage around the community. Ran generator in pump house monthly. Contacted county for pothole repair. Cleaned clubhouse and showers daily. Picked up fuel. Adjusted mole traps and picked up piles of dirt. Completed one run to the dump.

*Water* – Worked on 2020 WUE report and submitted draft to water commission. Installed new fascia board at pumphouse. Exercised all valves. Flushed system. Met with Karl and contractors. Installed two new breakers at tank road. Nitrate water samples completed for SO1 and SO4. Monthly coliform water sample completed for April, results good. Submitted CEU data to DOH for water license. Monthly meter reads completed. Notified owners who came up on the leak report. Ran pump house generator. Cycled pumps during outage events. Updated water charts. Static levels completed. Checked on water storage tanks. Adjusted cl2 feed rate when needed per usage.

*Security* - Daily walk arounds completed, nothing significant to report, averaging 8-12 lots a day. Security drives completed at random times daily. Monitored security cameras.

*Office* – Prepared envelopes for elections mailing. Registered for CEU course in May. 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)** – Work has begun on electrical components of water system. Awaiting estimate on telemetry system and security camera system.

**ACC (Jake)** – 4 permit requests received since the last meeting - 3 for danger trees, 1 for a patio walkway. ***Please submit your ACC requests to Jake BEFORE the work begins and allow 1-2 weeks for approval.***

**Stables (Jake)** - Stables full.

**Shoreline Stabilization and Conservation Commission (Bob)** – Survey process has begun.

### **Old Business**

**Craig's List Rental Scams** - There have been numerous cases of fraudulent rental postings on Craigslist. Wendy continues to work this issue. 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** – **To ensure a predictable election cycle this year, the election will be held by mail.** Watch for your ballot in the mail, and **please return it so that it arrives by May 14, 2021.** Three board positions are up for election in May. Karl Goeres, Shannon Cunningham, and Derek McKee plan to run for re-election. Sean Cunningham is also running for election.

**Annual Picnic** - Cancelled.

**Annual Meeting (May 15, 2021)** – Conditions permitting, we will have the annual membership meeting outdoors in and around the clubhouse picnic area. We will begin at 1:30pm 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** - None

**The meeting adjourned at 5:15 pm.**

**The annual meeting is May 15, 2021, at 2pm**