

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

Annual Membership Meeting Minutes
May 15, 2021

Board Members in Attendance: Karl Goeres, Tim Smokoff, Curt Simonson, Shannon Cunningham, Teresa Steel

Absent: Derek McKee, Steve Lewis, Erik Godo

Others present- Liz Enger, Janet Wenderoth, Sam Insalaco, Mary Lamarche, Bill Steele, Ruth Oldham, Cheri Goeres, Michael Insalaco

Curt called the meeting to order at 2:00 pm

The May 2020 meeting was canceled and a newsletter was sent out instead of minutes.

Treasurer's Report (Teresa)

Checking	\$ 43,644.99
Money Market	76,591.47
Capital Reserve CD	112,791.02
Water Reserve CD	230,597.90

17 of 240 lot owners have not paid their 2021 annual assessments. Three of the seventeen have liens on their property (three or more years). Two properties will be sent Intents to Lien (two years in arrears).

Caretaker's Report (Jake)

Maintenance -

Cleaned and maintained the shop, clubhouse, and other community areas. Sprayed for insects. Picked up new sports equipment. Maintained and repaired all equipment. Ordered and received building supplies for hand rail installation scheduled for later this month at three locations on the river trail. Repaired leak in ranch house bathroom. Reached out to Pierce County as needed.

Water -

Performed routine maintenance on the water system and sent reports to DOH. Did maintenance on sprinkler systems. Met with electricians to install emergency plug for generator, install new heater, remove gen sub panel and install from ceiling off the generator.

Security -

Completed routine walk arounds. Community CRR sign at the Y was recently stolen. Report filed. Working on upgrading all camera systems for pump house, tanks, community center, ranch house, and mailboxes.

Office –

Returned phone calls/emails, and updated database. Gathered receipts & stable payments to turn in monthly. Sent out meeting minutes, ballots & end of year dues notices. Forwarded escrow items to Teresa and ACC items to Shannon.

Commission Reports

Water and Facilities (Karl) -

Water-

We have great water. The system is getting more reliable year after year and our water quality is outstanding. We are back within our water rights and our leakage is 1.3% for last month. The allowable is 10%. That said we have a small percentage of lots using a hugely disproportionate amount of our water mostly in the summer. We plan to take action to stop this. We continue to identify leaks on lots which Jake promptly notifies the lot owners to correct. Compliance is pretty good. We are working on electrical upgrades to the system to make it more reliable particularly during power outages. We continue to work on a wireless telemetry system which we hope to incorporate with an upgraded security system. Future tasks are to continue with electrical and telemetry upgrades, work hard to get a couple of lots to fix their repeated leaks, and take action to stop blatant waste and misuse of water which is obviously irrigation because it shows up in the summer months. This is a handful of people. We are scheduled to apply a coating to the water tank roofs to extend their functional life as soon as weather allows. We have a HOA reserve study forecast for the water system that needs to be incorporated with the facilities study that needs to be finished.

Facilities-

It has been a pretty slow year for facility projects. We have been keeping up on general maintenance. Future tasks are to repair the breezeway foundations and install some handrails at selected spots along the river. We plan to install an upgraded security system and incorporate water security with it. We need to find someone to do a new assessment of the facility infrastructure for a HOA reserve study and marry it with the water study.

ACC (Shannon) – The ACC was very busy with permits this year. Thank you for submitting your permits PRIOR to the work being done. We also recommend that before you do any work to your property that you review the Operating Procedures for the ACC which can be found on the Crystal River Ranch website under the ACC tab (<http://crystalriverranch.org/acc/>) Also, keep in mind, it takes about 2 weeks to process permits.

May 2020-May 2021			
	2021	2020	
Total Permits	21	40	61
Trees	16	26	42
Fences	1		1
Sheds	1	4	5
Paint		5	5
Remodels	3	2	5
Garage/Carports		3	3
Concrete Pad		1	1
New Construction		2	2
Hot Tub		1	1

Stables - The stables are currently full.

Shoreline Stabilization and Conservation Commission (Bob via email) - Jeff Otterson has completed the survey of the river. We will get maps in the next week or so. Fencing and irrigation equipment at vanes 10,11 and 12 will be removed next week.

Old Business

Board Elections - Nate Thompson resigned his board position effective last week. The board would like to thank him for his years of service to the community. Since there are four candidates running for four positions, a motion was made to fill the four positions with the four candidates on the ballot. The motion was approved.

Craigslist Scam - the number of incidents has decreased, but keep in mind it is still happening. Thank you to the members who are working hard to eliminate this threat to our community!

New Business –

Community Reminders:

- The speed limit in the Ranch is 25 mph
- Dogs MUST be kept on a leash

Meeting adjourned at 3:00 pm

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