

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

Board Meeting Minutes for July 17, 2021

Board Members in Attendance: Tim Smokoff, Curt Simonson, Shannon Cunningham, Teresa Steel, Derek McKee

Absent: Karl Goeres, Erik Godo, Sean Cunningham, Steve Lewis

Others present- Jake Payne

Curt called the meeting to order at 4:00 pm

The April 2021 meeting minutes were approved.

Treasurer's Report (Teresa)

Checking	\$ 22,387.18
Money Market	76,592.75
Water Reserve CD	230,597.90
Capital Reserve CD	112,791.02

May Expenses	\$ 11,774.22
June Expenses	15,738.69

Only 9 lot owners of the 240 have not paid their 2021 annual assessments.
Three of the nine have liens on their property (three or more years out).
Two properties have been sent Intents to Lien (two years in arrears).

Caretaker's Report (Jake)

Maintenance -

Cleaned and maintained the shop, clubhouse, and other community areas. Picked up garbage by entrance off of 410. Installed 2 new mailboxes. Removed the rest of the cages and stakes from the river trail areas. Repaired leak in Ranch house kitchen/dishwasher area. Installed trail handrails on the river trail by Elk Trail picnic area.

Water -

Performed routine maintenance on the water system and sent reports to DOH. Completed the Consumer Confidence Report 2020. 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. Met with the electrical inspector at the pump house, all is good. Water tank coatings completed by Tacoma Roofing.

Security -

Completed routine walk arounds and multiple security checks at random times of the day. Worked on upgrading all camera systems for pump house, tanks, community center, ranch house, and mailboxes. **Too many reports of speeding around the neighborhood, please slow down! The speed limit in the Ranch is 25mph.** Three Crystal River Ranch signs were taken from Mountainside and Alpine. **Dogs must be on leash when off your lot, animal control is being notified when needed.** Please DO NOT ride your bikes in circles around vehicles parked at the club house or around the mailboxes.

STATEWIDE BURN BAN IN EFFECT UNTIL FURTHER NOTICE.

Office –

Returned phone calls/emails, and updated database. Gathered receipts & stable payments to turn in monthly. Forwarded escrow items to Teresa. There are 2 clubhouse reservations for July.

Commission Reports

Water and Facilities (Karl) -

Water-

The tank lid coating has been completed on both tanks. Recall that this was done to improve structural integrity of the spalling concrete. Most of the electrical work has been completed in the pump house. Work included a new heater, a new transfer switch for a future generator, improved controls mounting on the existing generator, repair of the existing transfer switch and a new electrical hook up for a future generator. Power to the tanks from the bottom of the hill has been restored. We continue to work with a controls contractor to integrate telemetry and security functions. As soon as the contractor gets freed up from other jobs this will proceed along with new security cameras.

Our electrical contractor is searching for a gently used propane generator with low hours to purchase on our behalf. We are pursuing propane rather than diesel for environmental safety, no chance of groundwater contamination as well as ease of fuel storage, propane never goes bad. Propane generators also cost less and last longer with less maintenance.

A motion was made to authorize the electrical contractor to purchase and install a gently used propane generator for an amount not to exceed \$20,000. The motion passed.

We are continuing to monitor water usage. For the most part we are doing pretty well. We have a handful of high users and a few repeat leakers. Water quality is good. All tests passed.

Facilities-

The safety fences have been installed in select areas along the river in the south river trail area.

ACC (Shannon) – 8 permits have been processed since the May meeting. ***We are looking to add people to the ACC committee. If you're interested in being a part of the team, please reach out to Shannon 360-663-2616.***

Stables - Barn currently has 1 space available; please contact Jake if interested in bringing in a horse.

Shoreline Stabilization and Conservation Commission (Derek) - Thank you to Debbie Hyde for her efforts with the Pierce County Advisory Board. The goal is to insert language into the county code to protect our water system.

Old Business -

Trees on CRR property from October 2020 - Letter dated May 2021. The board discussed the letter and agreed to get a second opinion from another licensed arborist.

New Business –

Common Interest Community Associations Webinar - Highlighted new RCWs relating to community associations. The board will review the information and discuss changes that apply to Crystal River Ranch.

Cigarette butts left on the ground - This is an issue especially on the Alpine and Mountainside loop. New signs will be going up as a reminder.

Meeting adjourned at 5:45 PM

Executive Session - Officers for 2021-22 were nominated and approved as follows:

President - Curt Simonson

Vice President - Derek McKee

Secretary - Shannon Cunningham

Treasurer - Teresa Steele

Next board meeting is September 18, 2021, at 4 pm

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