

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

***Board Meeting Minutes for November 20, 2021***

**Board Members in Attendance:** Curt Simonson, Shannon Cunningham, Sean Cunningham, Karl Goeres, Derek McKee, Erik Godo, Teresa Steel

**Absent:** Tim Smokoff, Steve Lewis

**Others present-** Jake Payne, Cindy H

Curt called the meeting to order at 4:02pm via Zoom

**The October 2021 meeting minutes were approved.**

**Treasurer's Report (Teresa)**

As of November 20, 2021:

Checking	\$ 6,262.68
Money Market	61,595.18
Water Reserve CD	230,597.20
Capital Reserve CD	112,791.02

October Expenses     \$ 8,839.94

Same as last month - Only five lot owners have not paid their 2021 assessments. Three have liens and two owe only for 2021.

**Caretaker's Report (Jake)**

*Maintenance* - Cleaned and maintained the shop, clubhouse, and other community areas. Picked up garbage around the community as well as dog poop around the fields and Ranch House. Cleared 3 trees from the river trail. Cleaned debris from windstorms.

*Water* - Performed routine water duties including meter reads, static testing, charting, reporting and monitoring. Obtained bid for wellhead fencing.

*Security* - Completed routine walk arounds and security checks at random times of the day. Working on upgrading all camera systems for pump house, tanks, community center, ranch house, mailboxes. Stopped hunters in the Ranch with loaded weapons on their seats. As a reminder there is NO HUNTING in the ranch.

*Office* – Returned phone calls/emails, updated database, gathered receipts and payments and gave them to Teresa.

## **Commission Reports**

### **Water and Facilities (Karl) -**

Budget item "Tank Road Repair" S/B "Tank Electrical Repair". Well-head fencing bid came in at \$3,511. Work will begin on security cameras for Ranch common areas first and then on the water tanks at a later date. We are exploring the possibility of a different approach to tank level control using water pressure.

**ACC (Shannon)** – 2 permits have been processed since the October meeting.

**Stables (Jake)** – The stables are currently full.

**Shoreline Stabilization and Conservation Commission** - Nothing new to report.

### **Old Business -**

**Trees on CRR community property** - Waiting on a report from the certified arborist.

**Traffic Calming Signs** - Jake contacted the county and since our traffic flow is low, they will not install traffic calming signs, but they gave us information on how we can install them ourselves. This information includes county regulations and a list of approved devices. The board will continue to do research to determine next steps. Sean will lead this effort.

**Starlink** - The equipment arrived and Jake is working to install it at the clubhouse.

**2022 Budget** - *A motion was made to approve the 2022 Budget. The motion passed.*

### **New Business –**

No new business

**Meeting adjourned at 5:22 pm.**

**The Board went into Executive Session at 5:30 pm.**

**Next board meeting is January 15, 2022, at 4pm.**

**Santa will visit the Ranch on Saturday Dec 18, 2021** 🎅

*Reminder - Masks are required when gathering inside the clubhouse*