

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

Board Meeting Minutes for October 16, 2021

Board Members in Attendance: Curt Simonson, Shannon Cunningham, Sean Cunningham, Karl Goeres, Derek McKee, Teresa Steel, Steve Lewis

Absent: Tim Smokoff, Erik Godo

Others present: Jake Payne

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

The September 2021 meeting minutes were approved.

Treasurer's Report (Teresa)

As of October 16th:

Checking	\$ 9,368.30
Money Market	66,594.61
Water Reserve CD	230,597.90
Capital Reserve CD	112,791.02

September Expenses \$ 5,759.58

Only 5 lot owners have not paid their 2021 assessments. Three have liens and 2 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. Winterized the sprinkler system and community bathrooms. Cleared trees from the river trail and the tank road. Finished the handrails on the river trail and painted sign posts. Posted NO HUNTING signs. **Please remember to pick up after your pets.**

Water - Performed routine water duties including meter reads, static testing, charting, reporting and monitoring. Adjusted heat as needed in the pump house. Met with Bruce to discuss the telemetry system and look at the security camera system.

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. Someone is damaging the well head outside the pump house by the trail. If you notice anything strange, please reach out to Jake at 360.663.2416. Speeding continues to

be a problem and we're working with the County to get speed limit display signs in the neighborhood.

Office – Returned phone calls/emails, and updated database. Gathered receipts & stable payments to turn in monthly.

Commission Reports

Water and Facilities (Karl) -

Met with Lyndon, worked on the electrical in the pump house and checked the generator connections. He also did an in depth review of the electrical at the tanks. The electrical boxes were in poor shape with evidence of water filling the inside of the box. A used propane generator has been located in Los Angeles. The board discussed options for traveling to LA to inspect the generator and possibly transporting back to Greenwater.

ACC (Shannon) – 5 permits have been processed since the September meeting.

Stables (Jake) – The stables are currently full.

Shoreline Stabilization and Conservation Commission - Debby Hyde continues to pursue county code language needed to help protect our water system. A desired outcome was achieved at the county council committee level in late September. The action will move forward to the full council in the coming months.

Old Business -

Trees on CRR community property - Alan Haywood, a certified arborist, came out to look at the trees between Piney and Sorrel. He also looked at trees near Elk Trail. The board expects his report soon.

Traffic Calming Signs - Sean researched different options for CRR to purchase devices that will report and track speeds within the ranch. Jake contacted the county as another possibility of getting devices installed instead of CRR purchasing them.

New Business –

Budget - The board reviewed the proposed 2022 budget. A copy of the proposed budget will be sent to the membership for review. If members have questions, they should reach out to a board member.

- The \$10,025 under Water Expenses is to install variable frequency drives for the well pump motors.
- Tank road electrical box repairs \$10,125. A motion was made to approve the expense and add it to the 2022 budget. *The motion was approved and work will begin immediately.*

Starlink - new satellite system for internet service at the Ranch House. \$500 for equipment and then \$100 per month. *A motion was made to sign-up for Starlink. The motion was approved.*

Meeting adjourned at 5:42 pm.

Next board meeting is November 20, 2021, at 4pm via Zoom