

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

Board Meeting Minutes for January 15, 2022

Board Members in Attendance: Karl Goeres, Curt Simonson, Derek McKee, Erik Godo, Teresa Steel, Tim Smokoff

Absent: Shannon Cunningham, Steve Lewis, Sean Cunningham

Others present- Jake Payne

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

Please note: The only authorized Crystal River Ranch email address is crystalriverranch@gmail.com. If you receive email from a different address claiming to be Crystal River Ranch, it may be a phishing attempt.

The November 2021 meeting minutes were approved.

Treasurer's Report (Teresa)

Checking	\$ 37,719.63
Money Market	126,596.24
Water Reserve CD	230,723.15
Capital Reserve CD	112,855.56

November Expenses \$ 5,689.10
December Expenses \$ 11,023.84

160 of the 240 lot owners have paid their 2022 Annual Assessments. Teresa shared the 2021 P&L Actual vs Budget.

Caretaker's Report (Jake)

Maintenance - Cleaned significant debris throughout the ranch from multiple winter storms. Arranged community parking lot snow removal. Coordinated with county on road and ditch issues. Shoveled, sanded, and de-iced. Repaired flashing on club house roof. Cleaned shop and club house.

Water - Performed routine water duties including meter reads, static testing, charting, reporting and monitoring. Cleaned up after significant winter storm including snow removal, tree removal, and checks on all components of water system. Ensured adequate fuel supply for backup generator. Ran generator during power and communication outages and manual pumped as

needed. Monitored power boxes on tank road. All required testing was completed. All results good.

Security - Completed routine walk arounds and security checks at random times of the day. Two break ins since last meeting, one home and one shed. Homeowners were notified.

Office – Returned phone calls/emails, updated database, gathered receipts and payments and gave them to Teresa. Starlink internet worked well during power and phone outage. Five clubhouse reservations since last meeting.

Commission Reports

Water and Facilities (Karl) - December water consumption report indicated 1 lot with higher use than the norm. Yearend water consumption report indicates highest consumption in the last 4 years. Well static levels tracking historic norm. Tank road electrical and communication decision on hold until weather improves.

ACC (Jake) – 0 permits have been processed since the last meeting.

Stables (Jake) – The stables are currently full.

Shoreline Stabilization and Conservation Commission – In late November the Pierce County Council adopted a flood update that included amendment language to allow us the opportunity to protect our wells. The board is deeply grateful to Debby Hyde for leading this important effort.

Old Business -

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

Traffic Calming Signs – Research continues. Sean will have an update at the next board meeting.

New Business –

No new business

Meeting adjourned at 4:55pm.

Next board meeting is March 19, 2022, at 4pm.

Reminder - Masks are required when gathering inside the clubhouse