

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

***Board Meeting Minutes for March 19, 2022***

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

**Absent:** Steve Lewis, Teresa Steel, Tim Smokoff

**Others present:** Jake Payne

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

**The January 2022 meeting minutes were approved.**

**Treasurer's Report (Teresa via email)**

Checking	\$49,542.32
Money Market	70,723.78
Water Reserve CD	262,438.15
Capital Reserve CD	137,015.56

January Expenses \$ 12,869.61

February Expenses \$ 9,335.82

193 of the 240 lot owners have paid their 2022 Annual Assessments.

**Caretaker's Report (Jake)**

*Maintenance* – Continued to clean up debris throughout the ranch from winter storms. Arranged community parking lot snow removal. Shoveled, sanded, and de-iced. Reached out to county for plows, culvert drainage issues, and downed trees.

*Water* - Performed routine water duties including meter reads, static testing, charting, reporting and monitoring. Cleared/cleaned around well head, tank road and water storage tanks. Had area around pump house plowed. Monthly water reports sent to commission. Completed 2021 Water Use Efficiency and 2022 WFI.

*Security* - Completed routine walk arounds and security checks at random times of the day. Two false alarms at homes since last meeting.

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

## **Commission Reports**

**Water and Facilities (Karl)** – Working on the Sanitary Survey which includes a cross-connection component. It is due by the end of the year. Now that Spring is near, electrical work on the water system and the security system is coming up. Karl and Jake will perform maintenance on the breezeway. Crushed rock will be ordered for maintenance.

**ACC (Jake)** – 5 permits have been processed since the last meeting. Two additional permits are awaiting county permits.

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

**Shoreline Stabilization and Conservation Commission** – No report.

## **Old Business -**

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

**Traffic Calming Signs** – Sean provided a study of studies regarding the effectiveness of traffic calming devices. Summary: They are effective in reducing risk of harm. With this understanding the board has asked Jake to engage the county on a variety of possible solutions. Please be considerate when driving, and watch for pedestrians, cyclists, and other non-automotive users of our roads.

## **New Business –**

Firewise. Pierce County Fire District #26, which includes CRR, received a Firewise grant. Chief Sowers indicates the focus for this grant is to maintain and strengthen our community shaded fuel breaks. The last few grants were used primarily for fuel reduction on individual properties. This will not be the case this time. There will also be a community Wildland Fire Education Day, probably in May.

Board Elections – Four board positions are up for election in May. Shannon Cunningham resigned her position recently. Eric Godo does not plan to run for re-election but will continue to serve on the Water & Facilities Commission. The board thanks Shannon and Eric for their many years of dedicated service to CRR and wishes them all the best in their future endeavors. Tim Smokoff and Sean Cunningham will run for re-election. If you are interested in running for a board position, please submit the attached form to [crystalriverranch@gmail.com](mailto:crystalriverranch@gmail.com) by April 15, 2021.

**Meeting adjourned at 5:40pm.**

**Next board meeting is April 16, 2022, at 4pm via Zoom at**  
<https://us02web.zoom.us/j/7391894494?pwd=bjBLalRSWForUTdJOGFsWnFtdkdUZz09>

**Friendly reminder to pick up after your pets, especially on the playground, trails,  
and roadways**