

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

***Board Meeting Minutes for April 16, 2022***

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

**Absent:** Steve Lewis

**Others present:** Jake Payne

Curt called the meeting to order at 4:03pm via Zoom.

**The March 2022 meeting minutes were approved with the following correction. Erik Godo's name was incorrectly spelled as Eric.**

**Treasurer's Report (Teresa)**

Checking	\$46,929.78
Money Market	70,724.38
Water Reserve CD	262,438.15
Capital Reserve CD	137,015.56
March Expenses	\$7,211.03

207 of the 240 lot owners have paid their 2022 Annual Assessments. 33 reminders of non-payment were sent last week.

**Caretaker's Report (Jake)**

*Maintenance* – Continued to clean up debris throughout the ranch from winter storms. Trails are generally open subject to continued storm issues. Installed new mailbox. Picnic restrooms are open. Repaired foosball table. Coordinated with county for ongoing downed trees. Worked with Wendy on chipping project admin.

*Water* - Performed routine water duties including meter reads, static testing, charting, reporting and monitoring. Monthly water reports sent to commission. Ran generator to pump during power outage. Cleared three trees off tank road. Routine WQMS samples submitted – results pending.

*Security* - Completed routine walk arounds and security checks at random times of the day. One report of an attempted break in. One false alarm. Unauthorized people using laundry and showers were notified they were trespassing.

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

## **Commission Reports**

**Water and Facilities (Karl)** – Breezeway repair as soon as weather permits. Camera/Security connectivity survey as soon as subject matter expert is available, and weather is favorable. Will order rock for maintenance next week. Will obtain quote for cross connection survey to support Water System Sanitary Survey. Water meter reads for March completed. Two lots showed up on the leak report. Working to get them corrected.

**ACC (Jake & Curt)** – 3 permits have been processed since the last meeting. **Please submit permits well in advance of work beginning. Please note that permits are to be filled out and submitted by homeowners and not by contractors.**

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

**Shoreline Stabilization and Conservation Commission (Derek)** – The annual survey was completed. The primary purpose is to ensure we have baseline data. No significant erosion at this time.

**Box Gardens (Teresa)** – The growing season is approaching. Please direct questions to April Hurst. Contact information is available on the website and in the clubhouse.

## **Old Business**

Trees on CRR community property – Report still pending.

Board Elections – Four board positions are up for election in May. Shannon Cunningham resigned her position recently. Erik Godo does not plan to run for re-election but will continue to serve on the Water & Facilities Commission. The board thanks Shannon and Erik 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 serving on the board, please attend the annual meeting.**

## **New Business**

Erik noted the volunteer fire department is looking for volunteers. If you are interested information forms are available in the clubhouse.

Annual Meeting - The annual picnic is May 21st at 12:00pm (noon) at the main covered picnic area (near the mailboxes). All CRR residents are welcome and encouraged to attend. Burgers and hot dogs will be available. Residents with last name beginning with A – G, please bring a dessert

H – P, please bring a side dish or appetizer  
Q – Z, please bring a salad

The annual meeting will follow the picnic at 2:00pm. All property owners are encouraged to attend.

**Meeting adjourned at approximately 5:30pm.**

**The annual meeting is May 21, 2022, at 2pm**

**If you are interested in serving on the board, please attend the annual meeting**