

Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

Board Meeting Minutes for July 16th, 2022

Board Members in Attendance: Karl Goeres, Curt Simonson, Derek McKee, Sean Cunningham, Teresa Steel, Tim Smokoff, Doug McGifford, Martin Chvoj

Absent: Steve Lewis

Others present: Jake Payne, Monica & Karl Hospenthal, Wendy Scholl, Cindy Hieggelke

Curt called the meeting to order at 4:03pm

The April 2022 meeting minutes were approved.

Treasurer's Report (Teresa)

Checking	\$ 40,967.12
Money Market	\$ 70,726.14
Water Reserve CD	\$ 262,438.15
Capital Reserve CD	\$ 137,015.56

April Expenses	\$ 11,040.75
May Expenses	\$ 9,012.58
June Expenses	\$ 6,952.69

Only two lot owners owe for their 2022 annual assessments and water fee. One owner owes for 2021 and 2022. There are three liens on lots more than two years out.

Teresa distributed the Profit & Loss Actual vs. Budget statement for review, and noted she saw nothing out of the ordinary in the report.

Caretaker's Report (Jake)

Security

Completed walk arounds daily and completed security checks at random times. 3 false alarms since last meeting. Please only put out your garbage cans on the day of pick up otherwise the elk get into cans every week. Please keep all pets on a leash, multiple complaints. There were fewer issues and concerns with fireworks this year than in previous years.

Water

Performed routine water duties including meter reads, static testing, charting, leak notifications, reporting and monitoring. Monthly water reports sent to commission. Ran generator and

performed maintenance. Picked up supplies. Coordinated with Mt. Baker Silo, sent pics/info for water tank repair. Paid for and scheduled 2022 Sanitary Survey. Completed 2021 CCR.

Maintenance

Cleaned up shop weekly and clubhouse daily. Picked up garbage and debris around community, performed yard work around ranch house and clubhouse. Maintained trail areas weekly. Monitored and cleaned bath houses. Continued breezeway repair, sprayed gravel areas for weeds, sprayed around ranch house and clubhouse for bugs, rototilled baseball infield, prepared Elk Trail picnic area for chipper. Rebuilt irrigation program controller, worked on chipper multiple times. Met with Fire Chief regarding Firewise work. Sprayed beehives around community areas, put out NO Firework signs, picked up mole hills and reset traps, replaced tube lights in barn. Sent ACC requests to committee. The chipper's advanced age is leading to the need for many repairs and parts needed. We may need to consider a replacement in the future.

Office/Admin

Returned phone calls/emails, updated database, gathered receipts and payments and gave them to Teresa. Ordered supplies. Monitored security cameras. Received 2 clubhouse reservations. Sent weekly notes to Curt & Karl, sent mass email about PSE mitigation meeting.

Commission Reports

Water & Facilities (Karl)

Karl raised the commission's need to solicit bids for a turn-key propane generator and tank to support the water system. There are plans to proceed with installing a fence around the wellhead. The commission is investigating the cost of additional telemetry options for our water system. The county is expecting the water survey by the end of year. Karl is trying to reach NW Water to get a cross-connect survey done as part of a sanitary survey. They are looking for a resource to assist with the architectural part of HOA reserve study. The commission is currently reviewing insurance to verify our coverage adequately covers our community property and water systems. It will also confirm we have sufficient liability insurance. Teresa suggested Enduris based in Spokane as an insurance option to consider. There is interest in rejuvenating the pickleball court. The commission is looking into painting lines and replacing the net.

ACC (Doug)

The ACC committee has received and processed 18 requests: 11 danger trees, 3 sheds, hot tub, garage and a building extension. Reminder: please send requests to Jake, well in advance of work commencing. Note that permits are to be filled out and submitted by homeowners and not by contractors. These requests are forwarded to the ACC committee members, who make the approval decisions.

Propane Tank Screening

Property owners are reminded the HOA bylaws require propane tanks be visually screened. Karl Hosphenthal indicated that the fire community considers propane tank screens safe as long as they allow ventilation.

Stables (Jake). The stables are currently full.

Shoreline Stabilization and Conservation Commission (Derek). No update at this time.

Box Gardens (Teresa). 30 community members are using the box gardens, and they are all full.

Old Business

Wendy Scholl shared updates or recommendations on the first five topics below:

AT&T Tower - AT&T is expected to put in a tower less than one mile from the ranch, which will provide FirstNet (emergency response network) and 5g cell service. The next step in the process is CenturyLink provisioning fiber to the tower. CenturyLink has set an expectation of completion date for this step by the end of August 2022. We suggest not marking this date in permanent ink on your calendar, just in case it slips.

Craigslist Scams - No known incidents in the past 60 days. We continue to monitor.

Unauthorized Wi-Fi Use - Long, complex router and Wi-Fi passwords are encouraged to discourage unauthorized use of your internet service.

Break-ins and security.

A discussion about break-ins and security in the ranch led to the following:

- Property owners should notify Jake of any security issues or concerns
- Jake will keep a list of any incidents, along with some information about each incident, and a rough location of the incident
- The board is considering emailing a list of incidents to property owners monthly. This would not include any specific or personal information

A discussion ensued about the potential benefits of the CRR board communicating with other local boards (e.g., Crystal Village 1 and 2) around security concerns.

Firewise

Concerns about the risk of wildfires were raised. Wendy recommended surveying property owners regarding the threat of wildfires in our community.

As a reminder, the board makes recommendations for fire control and removal of dead wood on community property, and each property owner is responsible for wildfire risk on their property.

Garbage Cans

Karl & Monica Hospenthal raised concerns about continuing issues with elk and racoons breaking into garbage cans in increasingly ingenious ways, leading to frequent messes.

Property owners are reminded that all garbage and recycling cans must be properly secured. Bungie cords are not sufficient - elk can easily bite through or remove bungies.

The metal latch that turns is also not sufficient - elk have already mastered gripping the latch with their teeth and twisting their necks to unlatch the bins.

We must therefore outsmart the elk. Carabiners can be used to secure the latches - for now, these seem to still mystify the local herds.

Property owners might also consider calling Murrey's to upgrade to newer garbage and recycling cans that are easier to secure.

A concern was also raised about garbage cans being left on the street for more days than is necessary for pickup and removal. This could give miscreants a signal that the homes are unoccupied, and possibly lead to break-in attempts.

One possible approach is to use Murrey's "Pack-Out" service, in which the driver will fetch the bins from a location off the road, as long as they can see it from the street. There is a small fee for this, which goes directly to the driver. Please contact Murrey's for additional information.

Lot owners who rent must ensure their renters, property managers and cleaners are aware of this issue, and that they understand the importance of properly securing bins, and of not leaving bins out for long stretches.

Jake agreed to provide continuing updates on garbage issues.

Dogs

There are numerous reports of off-leash dogs leaving piles on neighbor properties. Property owners are reminded that dogs are not allowed to roam off-leash by county ordinance.

Possible danger trees on community property

The board received a report yesterday from the certified arborist regarding possible danger trees on community property. The next step is to walk the area and review the trees mentioned to determine appropriate courses of action.

Rec Room without reservations, deposits and clean-up

Jake reported increasing incidents where the clubhouse has been used in an inappropriate way.

Reminders:

- The clubhouse is to be used only by property owners and their guests
- No use by groups without signing up and following policies, including placing a deposit
- No use by kids under 12 without adult supervision
- The clubhouse is to be left clean and tidy after all uses

Jake raised the possibility that some of the inappropriate use could be by people not affiliated with the Ranch. The group discussed the option of keeping the community center locked in the future, while providing property owners a code.

Jake is going to improve signage to clarify opening hours and policies.

New Business

Virtual vs In-Person Meetings

A discussion was raised regarding which board meetings would be virtual (zoom, phone, etc.) vs in-person. Good points were made about the relative benefits of each.

It was determined that the September board meeting would be by zoom and phone, and the annual meeting and October board meeting would be in person.

Property owners are reminded that they are invited to attend all board meetings: virtual and in person.

We discussed providing a zoom and phone details to property owners for all meetings to encourage participation.

The board approved a motion to authorize an expenditure up to \$1,500 to purchase phone and/or video conference hardware to make it easier for property owners and board members to join board meetings virtually in the future.

Meeting adjourned at approximately 5:52pm.

The next board meeting is September 17, 2022, at 4pm via Zoom