

# Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

## *Board Meeting Minutes for October 15th, 2022*

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

**Absent:** Tim Smokoff, Steve Lewis

**Others present:** Jake Payne

Curt called the meeting to order at 4:01pm.

The September meeting minutes were approved as published.

### **Water Survey Coming to all lot-owners**

Northwest Water Systems is sending a cross-connection survey to all lot owners this week. Examples include sprinkler systems, swimming pools & hot-tubs. This is an RCW requirement and must be completed promptly. If you have questions about the survey, or if you require assistance to complete it, please call the Northwest Water Systems contact listed on the letter.

### **Treasurer's Report (Teresa)**

Checking	\$	8,252.50
Money Market	\$	70,727.92
Water Reserve CD	\$	262,438.15
Capital Reserve CD	\$	137,015.56

September Expenses \$ 16,898.05 (includes \$ 8,865 for Ranch House carpet)

One lot owner still owes for 2022. One lot owner owes for 2021 and 2022. There are three liens on lots more than two years out.

## Caretaker's Report (Jake)

### **Security**

Completed daily & weekly security activities. Two false alarms since last meeting. No issues in the ranch since the last meeting but there are reports of security incidents in the broader community.

### **Water**

Completed all recurring tasks including testing (all results good), leak detection and notification, system monitoring, reporting, cleaning including deep clean to South water tank, and valve flushing. Supported cross connection survey preparation and obtained bids for fencing.

### **Maintenance**

Completed all recurring maintenance and grounds tasks around ranch house, picnic areas, trails, ball field, picnic bathrooms and clubhouse. Sprayed for insects, posted No Fire signs, and completed breezeway repair with Karl.

### **Office/Admin**

Returned calls and emails, submitted weekly report to Karl & Curt, and reached out to the County for ditch/swail work and culverts.

## Commission Reports

### **Water & Facilities (Karl)**

Going forward, Karl & Jake will plan caretaker and facilities activities weekly. The clubhouse video conferencing setup should be ready for the next board meeting, allowing board attendance via Zoom. The security/radio link between the tanks and the pump house is moving forward. Digital locks are being installed on the clubhouse. Lot owners will receive a code to unlock the doors.

Reserve Associates has completed a draft of the HOA reserve study. Karl will be suggesting some areas for improvement in the document. Result will be a recommendation for the reserve funds that the HOA should maintain.

Project News: New carpet in ranch house. Tank road electrical repair complete. Generator leak repaired - it still needs a new fan belt and a block heater. Propane generator proposal

expected next week. A motion was approved to increase the authorized spend on a new wellhead fence.

### **ACC (Doug)**

Approved 19 permits: 12 trees, one each house paint, chimney, roof, generator and new house. Also, two sheds.

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.

### **CCR Reminders: Boats & RVs**

**Boats:** Boats can only be stored on lots with written permission from the board or ACC. For permission to be granted, boats must be completely screened such that they cannot be seen from any other lot or community area.

**Travel trailers, campers and tents:** These may be parked on unimproved lots, only to be used < 2 weeks, weekends or holidays, and with written permission from board or ACC while a permanent dwelling is being built.

### **Danger trees**

ACC will now be responsible for handling of danger trees on community property.

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

Shoreline Stabilization and Conservation Commission (Derek). No update.

Old Business. No old business.

### **New Business**

#### **Budget**

Teresa distributed a 2022 Profit & Loss Actual vs. Budget through October 15, 2022. The board discussed elements of the preliminary 2023 budget, which will be updated and approved next month.

**Meeting adjourned at approximately 6:15pm.**

**The next board meeting is in-person on November 19th, 2022 at 4pm, in the clubhouse.**

**We expect to provide a Zoom link, technology permitting.**