

Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

Board Meeting Minutes for September 17th, 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: Orville Nelson, Monica & Karl Hospenthal

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

Treasurer's Report (Teresa)

Checking	\$23,302
Money Market	\$70,727
Water Reserve CD	\$262,438
Capital Reserve CD	\$137,015

July Expenses	\$8,437
August Expenses	\$9,102

One lot owner owes for only the 2022 annual assessment. One owner owes for 2021 and 2022: Intent to Lien has been sent. There are three liens on lots more than two years out: we hope two of these may be paid by the end of the year.

Caretaker's Report (Jake)

Security

Completed walk arounds daily and completed security checks at random times; 5 false alarms (4 at one residence) since last meeting; Reached out to homeowners when issues arose; Please keep all pets on a leash, multiple complaints; 2 reports of gunfire near Ranch.

Water

Continued to study for Cross Connection Exam; Meter reads monthly; Sent leak notifications monthly; Discovered several leaks and notified home owners of location; Daily

monitoring; Sent in CL2 report to DOH monthly; Worked on water charts; Completed static testing Monthly; Monthly Coliform water samples completed: results pass; Monitor tank levels; Updated DSL system chart Monthly; Picked up cases of CL2 when needed; Cleaned & organized Pump house; Ran generator and performed maintenance on unit; Cleaned up at water tanks and roadway; Sent out monthly water reports to committee; Small Water Management Plan 100% updated and complete; Repaired well head tag and install; Updated Coliform Rule with DOH and included all revisions; Communicated with DOH on updating work complete on water system; Reached out to high water consumers with ideas to limit usage during peak demand; Attended PSE mitigation meeting; Mt Baker Silo completed work of new tank Floats/Gauges on both tanks; Installed 2 new flapper valves on drain lines at tanks; Sent DOH pictures and updates of above; Took practice tests for upcoming test.

Maintenance

Cleaned up shop; Cleaned up clubhouse daily; Picked up garbage around community; Yard work & cleaned around Ranch House & clubhouse; Cleaned up at both bath houses at picnic areas; Used blower to clean off concrete by mailboxes & community areas.; Picked up debris in community areas, ball field & Ranch house; Weeded out all gardens/ beds; All community trail areas have been maintained; Monitored and cleaned up bath houses; Reached out to Pierce County when needed; Breezeway repair all posts needing repair have been completed; Trail work on all trails in Ranch, piles made for chipping; Worked at Elk Trail picnic area, prepped for chipper; Maintained all community areas; Pressure washed gazebo and areas for painting; Met with Fire Chief, Fire line work taking place; Sprayed bee hives around community areas; Put out NO Fire Signs; Picked up Mole hills and reset traps; Sent all ACC requests to committee

All painting projects have been completed including Elk Trail Picnic bathroom, gazebo, breezeway, fascia around clubhouse etc.; Repaired front door to clubhouse; Raked and picked up debris around fire pit area and ditch by Ranch House; Danger tree at Willow Tree picnic area has been removed; Fixed handrail on river trail from downed tree limb

Office/Admin

Returned phone calls/emails; Monitored security cameras; DOH items sent in; Organized office; Gathered all receipts & stable payments to turn in monthly; Forwarded escrow items to Teresa; 2 Water Availability forms completed; Clubhouse reservations received 1; Sent in weekly notes to Curt/Karl; Sent out new homeowner welcome packets; Barn is currently full. People are enjoying our sports facilities, including the pickleball net. No problems with use of clubhouse since the July meeting.

Commission Reports

Water & Facilities (Karl)

Wellhead fence is awaiting contractor scheduling. Cross connection survey contract in place: site meeting scheduled. Sanitary Survey (every 5 years) scheduled for October. Last Sanitary Survey action items complete except cross connection survey see above. Reserve study contract agreed with Reserve Associates: we expect to complete work in time to support 2023 budget. Breezeway repair completed. Generator water leak repaired and is currently functional. Still need to replace the block heater and fan belt. Met contractor 9/16 for water system control & security upgrades. Proposal will also include options for improved security cameras for the clubhouse. Reconsidering the plan for mailbox repair - imagined for Spring 2023. Pump-house propane generator research/purchase is now proceeding. Water use is way down: in large part due to individual lot-owner reductions. Several leak repairs in process. We discussed sending water use reports to lot-owners monthly, along with water use benchmarks. Jake is planning to take his cross-connect test next month. The clubhouse Starlink is working well - we discussed canceling clubhouse DSL. Today's clubhouse meeting was zoom-enabled using loaned equipment. A monitor, camera and microphone will be installed in the clubhouse so that future meetings can be attended in person or via zoom. Looking into options to replace the sign stolen from the Ranch entrance. A question was raised about adding steps from the trail to the river, but legal issues wouldn't permit it.

ACC (Doug)

The ACC committee has received and processed 12 requests: 8 trees, one new house, one shingles replacement, chimney replacement and exterior paint. 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. Martin is drafting a guide to fuel tank screening for sharing with lot owners.

Stables (Jake) - The stables are currently full.

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

Old Business

Garbage Cans - Elk continue to get into garbage cans. Property owners can consider upgrading to newer garbage and recycling cans from Murrey's that are more secure. Also, Murrey's offers a "Pack-Out" service: the driver will fetch bins from a location off-road, for a small fee that 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.

Possible danger trees on community property - The arborist's report did not identify any trees requiring immediate action. Further long-term monitoring options will be considered in the coming months.

New Business

Orville raised additional questions about garbage cans, especially in lots used for short-term rentals.

Lot owners who rent their properties are reminded to be aware of Pierce County codes - additional resources are provided here: <http://crystalriverranch.org/docs/>

Meeting adjourned at approximately 5:42pm.

The next board meeting is October 15, 2022 at 4pm, in the clubhouse. A Zoom link will also be provided.