

Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

Board Meeting Minutes for November 19th, 2022

Board Members in Attendance: Karl Goeres, Curt Simonson, Sean Cunningham, Doug McGifford, Martin Chvoj

Absent: Teresa Steel, Tim Smokoff, Steve Lewis, Derek McKee

Others present:

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

The October meeting minutes were approved as published.

IMPORTANT: Please complete Cross-Connection Water Survey

Washington State requires all lot-owners to complete a cross-connection survey every three years. Northwest Water Systems sent a cross-connection survey to all lot owners, but only 50% of owners have returned the survey. The survey can be completed online or on paper in less than five minutes. If you have questions about the survey, or if you require assistance to complete it, please contact Cynthia Whiteman cynthia@nwwatersystems.com at Northwest Water Systems.

Treasurer's Report (Sean for Teresa)

As of November 19th:

Checking	\$6,825.75
Money Market	\$45,731.66
Water CD Reserve	\$262,438.15
Capital CD Reserve	\$137,015.56

There are four liens: three old and one new. 236 of the 240 lot owners have paid their annual assessment and water fees. The horse owners raised their fees to \$45.00 a month.

Caretaker's Report (Karl for Jake)

Security

Completed daily & weekly security activities.

Water

Completed repair on Riverview resulting from wind storm. Completed all recurring tasks including testing (all results good), leak detection and notification, system monitoring and reporting.

Maintenance

Completed all recurring maintenance and grounds tasks around ranch house, picnic areas, trails, ball field, picnic bathrooms and clubhouse. New back door to clubhouse has been ordered. Installation of wellhead fence near pump house has begun. Repaired roof leak in clubhouse and repaired ceiling. Cleaned up after storm. Winterized and closed picnic area bathrooms. Replaced some siding on ranch house. Painted CRR mailbox and added new labels. Replaced yard hydrant in stable area.

Office/Admin

Returned calls and emails, submitted weekly report to Karl & Curt.

Commission Reports

Water & Facilities (Karl)

Wellhead fence will be complete next week. Trouble finding generator fan belt. Sanitary survey completed, report pending. Early November storm related water leak demonstrates the value of section valves in isolating problems while repairs are completed. Water System Sanitary Survey complete: no report yet. Mailbox repair in process. Estimates for 2023 projects complete. Reserve study review is ongoing. Cross connection control survey response rate is 50%.

ACC (Doug)

Approved 6 requests for tree work.

Reminder: please send ACC 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 approve requests.

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.

Stables (Jake) - The stables are currently full.

Shoreline Stabilization and Conservation Commission. No update.

Old Business. No old business.

New Business

Budget

Teresa provided a 2022 Profit & Loss Actual vs. Budget through November 19, 2022, which included a 2023 Prelim Budget. Karl proposed 2023 projects as submitted by the Water & Facilities Commission for the 2023 budget. The highest priority projects were added. The 2023 budget was approved.

Following the meeting the board went into executive session. Meetings adjourned at approximately 5:55pm.

The next board meeting (virtual) is on January 21, 2023 at 4pm.

We expect to provide a Zoom link, as well as the opportunity to attend the meeting in the clubhouse, technology permitting.