

Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

Board Meeting Minutes for January 21st, 2023

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

Absent: Steve Lewis

Others present: Jake Payne

Curt called the meeting to order at 4:00pm.

The November 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 some have not completed 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 (Teresa)

As of today:

Checking	\$115,463
Money Market	\$35,737
Water Reserve	\$262,438
Capital Reserve	\$137,016

November Expenses	\$14,917
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December Expenses	\$11,358
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173 of the 240 lot owners have paid their 2023 annual assessment and water fees.

Two liens are being processed for payment by the owner; one owner is making monthly payments, and one lien is new and I have received no response.

Teresa distributed the 2022 Profit & Loss Actual vs. Budget for Jan-Dec 2022.

Caretaker's Report (Jake)

Security

Completed rounds weekly/daily, multiple security checks at random times. Reached out to homeowners when issues arose. New lock sets installed on all restricted areas. Elk continuing to get into cans - please use a carabiner or other device to prevent can lids from being opened. Lost items returned to owners.

Water

Completed all recurring tasks including testing (all results good), leak detection and notification, system monitoring and reporting. Renewed water license for 2023. Discovered several leaks during cold snap and notified home owners. Assisted homeowner with locates, shut off, etc. Monitored water usage during power outage events and extreme weather. Ran generator and pumps as needed. Cleaned trees off tank road. Updated Master Meter database with all current members.

Maintenance

Completed all recurring maintenance and grounds tasks around ranch house, picnic areas, trails, ball field, picnic bathrooms and clubhouse. Cleaned storm debris off trails and in community areas. New signs for river trail locations are complete and will be installed soon. Work on new mailbox supports is ongoing and will be completed soon. Sanded walkways and by mailboxes. Reached out to PSE for several lots on Riverview. Lots of snow shoveling and deicing. Chipped away ice at mailboxes. Removed river project signage and painted several walls in rec room. Repaired air hockey table. Painted and installed new rec room door.

Office/Admin

Returned calls and emails, sent welcome packets, and submitted weekly report to Karl & Curt. Four clubhouse reservations received since November meeting. Completed annual mail out envelopes and gave to Teresa. Picked up teleconference equipment, tested, and prepped it for board meeting.

Commission Reports

Water & Facilities (Karl)

Nov/Dec water consumption routine. Leaks fixed. Well-head fence installed. Unusually high consumption between Christmas and New Year's. Cross-connection survey second

notice has been sent out. Currently working on legacy telemetry while we debug power issues with new telemetry system.

Difficulty finding parts for old generator. Vendor delay with new propane pump-house generator. Researching options for clubhouse generator power. Working on individual water consumption reports.

Researching options for sign at entrance to the Ranch.

HOA reserve study review in progress.

ACC (Doug)

Approved 4 requests since last meeting: 3 for trees.

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.

Reminder: Propane Tanks. Numerous tanks are visible throughout the ranch. Reminder to all property owners that the HOA CC&Rs require propane tanks be visually screened. Lot owners are asked to address this as soon as possible.

Stables (Jake). The stables are full.

Shoreline Stabilization and Conservation Commission. No update.

Old Business.

The board approved a motion to discontinue Centurylink internet service and the Skynet service.

New Business. No new business.

Following the meeting the board went into executive session. Meetings adjourned at approximately 5:35pm.

The next board meeting is on March 18th, 2023 at 4pm.

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