

Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

Board Meeting Minutes for April 15th, 2023

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

Absent: Doug McGifford, Tim Smokoff, Steve Lewis

Others present: Jake Payne

Curt called the meeting to order at 4:05pm.

The March meeting minutes were approved as published.

IMPORTANT: Please complete Cross-Connection Water Survey

Washington State mandates that lot owners complete cross-connection surveys every three years. Northwest Water Systems sent surveys to all owners. If you have not completed the survey please do so. The survey takes under five minutes to complete online or on paper. For questions or assistance, contact Cynthia Whiteman at cynthia@nwwatersystems.com.

Treasurer's Report (Teresa)

As of today:

Checking	\$45,128
Money Market	\$35,746
Water Reserve	\$293,283
Capital Reserve	\$149,004

March Expenses \$7,183 plus \$31,103 for generators

29 lot owners have not yet paid their 2023 annual assessment and water fees. Reminders have been mailed. 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.

Caretaker's Report (Jake)

Security: Weekly/daily walk-arounds and random security checks, coordination with law enforcement and homeowners as needed, 1 false alarm, no issues in Rec Room.

Water: Preparation for cross connection exam, April 1st meter reads, monthly leak notifications, and homeowner assistance, daily pump house monitoring, water testing, and reporting, pump house maintenance and organization.

Maintenance: Clubhouse, shop, and community clean-ups, trail maintenance, storm clean-up, and tree/debris clearing, repairs, mole traps, and weekly updates to Karl/Curt, picnic area bathrooms opened.

Office/Admin: Phone calls/emails, database updates, and receipts/payments processing barn full, stable cost now \$45/month, 3 ACC permits processed, new homeowner welcome packets sent, zoom equipment set up, member database updates, and acc requests forwarded, billing software research.

Commission Reports

Water & Facilities (Karl)

Generators: Ranch generator is about 2 weeks out. Will be located by existing propane tank. 2 x 500g propane tanks (800 usable gallons). Pump house generator lead time is about 22 weeks.

Jake will take cross-connection certification test next week. Security system for clubhouse: expected early summer. Water usage reports for lot owners still in research phase.

ACC (Martin, (& Doug via email))

Approved 3 requests since last meeting: all for trees.

Reminders

RVs, vans and travel trailers on lots: CRR Bylaws do not allow these vehicles to be permanently parked on lots. Rental of RVs, vans & travel trailers parked on lots to outside parties is not permitted.

ACC requests: please send 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 Reminder: Propane Tanks. Numerous tanks are visible throughout the ranch. Reminder to all property owners that the HOA bylaws require propane tanks be visually screened. Lot owners are asked to address this as soon as possible.

Stables: The stables are full.

Shoreline Stabilization and Conservation Commission: The river surveyor noted no real change from last year EXCEPT some slight erosion near Vane 11 and 12. PDF and CAD files have been provided.

Old Business: None

New Business:

Elections

Three board positions are up for election in May. Steve does not plan to run for re-election. The board thanks Steve for his many years of dedicated service to CRR and wishes him all the best in his future endeavors. Curt and Teresa will run for re-election. If you are interested in running for a board position, please submit the attached form to crystalriverranch@gmail.com. The form must be received by May 1st. Hard copy ballots will be mailed to all lot owners in early May.

Annual Picnic and Meeting

The annual picnic is May 20th at 12:00pm (noon) at the main covered picnic area (near the mailboxes). All CRR residents are encouraged to attend. BBQ sandwiches will be available.

Residents with last name beginning with

A – G, please bring a salad

H – P, please bring a dessert

Q – Z, please bring a side dish or appetizer

The annual meeting will follow the picnic at 2:00pm. All property owners are encouraged to attend.

Meeting adjourned at approximately 5:20pm.

The annual meeting is May 20th, 2023 at 2pm