

## Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

### *Annual Meeting Minutes for May 20th, 2023*

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

**Absent:** Tim Smokoff, Steve Lewis

**Others present:** Jake Payne. The annual picnic was attended by more than 50 people from more than 25 lots.

Curt called the meeting to order at 2:05pm.

The 2022 annual meeting minutes were approved as published.

### **IMPORTANT: Please complete Cross-Connection Water Survey**

We urge all our homeowners to participate in the state-mandated Cross Connection Survey. If you have not yet done so, please complete this critical survey online at <https://www.nwwatersystems.com/cross-connection-control-survey>. Regrettably, after two mailings, we've received responses from just over 50% of the community. This non-compliance not only violates our regulatory requirements but also results in unnecessary expenditure, as we are paying Northwest Water Systems a considerable fee to conduct this survey.

It does not take long. Alternatively, you may complete the paper survey that was mailed to you and return it via USPS. Let us know if you need another copy. If you have any questions regarding the survey, feel free to reach out to Cynthia Whiteman at [cynthia@nwwatersystems.com](mailto:cynthia@nwwatersystems.com) or call her at 360-876-0958 ext 112. Thanks to all those that have already completed the survey.

## Treasurer's Report (Teresa)

As of today:

Checking	\$62,855
Money Market	\$35,749
Water Reserve	\$293,283
Capital Reserve	\$149,004

13 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)

**Water System Maintenance and Upgrades:** The past year has seen several significant improvements to our water system. Maintenance was performed on sprinkler systems, and the pump house was cleaned and organized. In the fall of 2022, we completed section valve exercising, system flushing, and cleaning of the South tank. Preparations for the installation of a new generator at the pump house have been concluded and the equipment has been ordered. Additional upgrades included new floats at water storage tanks, a power box on the power pole at the bottom of the tank road, and multiple dump runs.

**General Maintenance:** Throughout the year, diligent attention has been given to maintain a clean and well-kept community. Regular clean-ups at the shop, clubhouse, and community areas were performed. Yard work around the Ranch House and clubhouse along with routine debris pick-up contributed to the beautification efforts. The community's sports and recreational facilities also received attention, including maintenance on all equipment, garden weeding, and installation of a new base at the baseball field.

**Administrative Updates:** We've kept our communication channels open, regularly returning phone calls and emails, and keeping security cameras monitored. We've also maintained our responsibilities with the Department of Health, organized the office, and managed all receipts and stable payments. The barn is currently at full capacity. In total, 62 ACC permits were processed since the April 2022 meeting.

## Commission Reports

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

Special thanks to Bill Steel for helping source our new entrance sign modeled on the older one that disappeared last year. We'll securely display it near the community entrance soon.

**Water System and Generators Updates:** The community has made considerable advancements with the water system and generators. The majority of prep work for the new water system generator has been completed, with the device ordered and delivery anticipated this fall. Similar progress is noted for the Ranch House generator. It's on site, and installation is scheduled in the coming weeks. Last fall, the state-mandated water system Sanitary Survey was conducted, leading to only a few minor recommendations that have since been implemented, assuring our compliance for another five years. All required water tests have been successfully passed over the last year. Efforts are underway to start a remote communication system for water control and security, and we are nearing the implementation of monthly water consumption notices for everyone. *5% of the people are using 80% of water during summer months. Please use common sense with your consumption.*

**Facilities Maintenance and Improvements:** The HOA has made some important improvements to the communal areas. The breezeway between the ranch house and the rec room has been successfully repaired at a significantly lower cost than contractor proposals. New mailbox supports are on-site and currently being painted by Jake in preparation for installation. The rec room also has new doors, further enhancing the aesthetic and functionality of our shared spaces.

**Technology and Communication Updates:** Our community is embracing technology for better operations and communications. We now have a reliable Starlink internet access system and have consequently canceled the DSL. New video conferencing equipment has been installed to support remote meetings. These services offer better connectivity and flexibility for everyone in our community, especially during power-outages.

### **ACC (Martin, (& Doug via email))**

62 total requests in the last year, 43 for danger trees. 3 approved since last meeting: all for trees. We discussed reaching out to owners who have visible propane tanks and asking them to screen per our bylaws. Our response time to ACC requests has been strong this year. If you aren't hearing back regarding a permit, ensure that you have the current contact information.

## 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 currently full.

**Shoreline Stabilization and Conservation Commission:** The river surveyor noted no real change from last year except some slight erosion near Vanes 11 and 12. We have noted some leaning trees by Elk Trail and will be watching them.

## Old Business:

Garden boxes are nearing capacity for the season. Thank you to Cindy Hieggelke for coordinating this coming year. She would like a co-coordinator, so please reach out at 425-260-7932 if you are interested in one of the last boxes, or in co-coordinating with her.

## Board Elections

Since last-meeting's minutes, two board candidates expressed interest in serving on the board, Ron Oldham and Justin Davis. They bring fresh perspective, relevant experience, and an eagerness to support our community. They, along with Teresa, were listed on the ballot that was mailed out in early May. A very notable absence on that ballot was Curt Simonson. Having served admirably in many capacities on the board, most recently as board President, he saw an opportunity to cultivate new leaders in our community by stepping down. Curt leaves a board, and a community, that is stronger because of his recent leadership. As a board, we will continue to reach out to him for his experience, but it is with our greatest appreciation that we wish him the best in his future endeavors. Don't get too used to your leisure time Curt, we may come calling again.

After counting mailed ballots, a motion was made and passed, to fill the three open roles with the three candidates applying to be on the board. The board welcomes Ron Oldham, Justin Davis, and is once again thankful for Teresa Steel's continued service. 36 owners were represented by absentee ballot and 27 lots in person.

## New Business:

Lot owners asked the board to consider a physical mailing to remind owners about the importance of securing garbage cans, reducing driving speed, screening propane tanks, and keeping dogs on-leash. It will note Murrey's options for bear-proof cans, and driveway can collection/return. It will also include a reminder to not feed the elk.

There was discussion of updating the service provider list, postable on our website, with printed copies to be made available in the community center.

Jake agreed to assist with cleaning up downed communication lines.

Martin Chvoj raised the idea of putting a tennis court (likely with pickleball courts as well) in the community area. Support was expressed by the group at large, and Martin is going to look into options/costs. Please get in touch with him for more information.

Annual meeting adjourned at approximately 3:35pm.

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**Executive session** was held to determine officer roles for this coming year.

### **Officers**

President - Derek McKee  
Vice President - Martin Chvoj  
Treasurer - Teresa Steel  
Secretary - Sean Cunningham

### **Committees**

Water & Facilities - Karl, Justin, Tim, Bill, Erik, Martin, Steve  
ACC - Doug, Martin, Ron  
Shoreline preservation - Derek  
Gardens - Cindy Hieggelke  
Stables - Wendy Starrett

**The next board meeting is on July 15th, 2023 at 4pm**