

Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

Annual Meeting Minutes for July 15th, 2023

Board Members in Attendance: Karl Goeres, Derek McKee, Teresa Steel, Martin Chvoj, Doug McGifford, Tim Smokoff, Ron Oldham, Justin Davis

Absent: Sean Cunningham

Others present: Jake Payne.

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

IMPORTANT: Please complete Cross-Connection Water Survey

Because we run an independent Class-A water system, our entire community is required to complete the Cross-Connection Water Survey. It is short, but essential. Missing forms require our caretaker Jake and our water committee to commit valuable time connecting with lot owners. Please help out by completing this survey online at <https://www.nwwatersystems.com/cross-connection-control-survey>. There are some quirks to completing the online form, so if you are having trouble, don't hesitate to contact Jake or Cynthia Whiteman at cynthia@nwwatersystems.com or call her at 360-876-0958 ext 112. Alternatively, you may complete the paper survey that was mailed to you and return it via USPS. Thanks to all those that have already completed the survey.

Treasurer's Report (Teresa)

As of today:

Checking	\$44,776
Money Market	\$35,755
Water Reserve	\$293,283
Capital Reserve	\$149,004

May Expenses	\$10,475
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June Expenses	\$10,134
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12 lot owners have not paid their 2023 annual assessment (although I have promises to pay)!

Caretaker's Report (Jake)

Security Highlights:

Jake walked the grounds daily and conducted numerous random security checks. We've had to touch base with the police a couple of times due to vandalism and a stolen motorcycle. There was also an accident and a medical emergency on Willow Tree Way. We've had some folks driving where they shouldn't. Please remember to stick to designated parking areas. Also, keep your pets leashed when they're off your lot. Good news - we had a peaceful 4th of July with no fireworks.

Water Works:

Our caretaker has been busy with water-related tasks. He's studying for a certification, checking water meters, and sending out leak notifications. All the required water tests have been passed, and routine maintenance jobs, like system flushing and tank cleaning, are on schedule. We've got the new generator for the pump house, and it's ready to go.

Community Upkeep:

There's been plenty of work done to keep our community looking good. The caretaker has been cleaning, picking up trash, taking care of yards, gardens, and trails, and fixing up various amenities like benches and tables. The new generator at the Ranch house is ready and running.

Commission Reports

Water & Facilities (Karl)

We received one more deck bid and have organized a committee to analyze the proposals and get clarifications. We also noticed the need for maintenance on a deteriorating ranch house wall. Rec room vandalism was discussed, and the upgraded security system installation is scheduled imminently. The sport-court has been re-stripped, including lines for pickleball. The Ranch house generator was installed. A final inspection and backfilling of the propane ditch will be done soon. A new pump house generator was delivered and the concrete pad is poured. Pump motors and soft-starts are in the works. All of the June water reports were normal, with tests passed. We still need a solution to notify lot owners of water consumption, and are again looking into how to do this efficiently, and consistently. As always, a primary concern of our water system remains usage, particularly over-irrigation of lawns in these very dry months.

ACC (Doug)

There were 3 ACC requests in the last month, 2 for paint, and 1 for trees. Our response time to ACC requests has been quick this year. If you aren't hearing back regarding a permit, ensure that you have the current contact information. Thank you to those who have screened or made plans to screen their propane tanks.

Stables The stables are currently full, but spots may become available soon. Please contact Wendy Starrett if you are interested in learning more about the 6 stable spots.

Shoreline Stabilization (Derek) There has been no movement in the last 2 months, and the river is currently quite low. We continue to watch some leaning trees by Elk Trail.

Box Gardens Many are flourishing. Hose system work will be performed with Jake's help.

Old Business:

A physical mailing to lot owners with some of the same reminders that have appeared in these minutes was requested by lot owners, and is being drafted for distribution.

The HOA reserve study continues to be worked on. This longer term project allows us to confidently predict future expenses, even long term capital repairs and improvements. We are reviewing the work of an outside contractor, and need to make refinements. Several board members, including Ron Oldham, are moving this forward with the goal of having the study complete by year's end.

Martin Chvoj has made progress on the idea of putting a tennis court in the community area. This would be an expansion of the current sport-court. He is seeking bids/details that would be needed before it can be considered by the facilities committee and entire board.

The burn ban in unincorporated Pierce County continues. Be careful in this dry weather.

New Business:

Jake agreed to communicate with the electric company regarding a leaning power pole on Mountainside, and has been in communication with both the county and state about the potholes at the very entrance to Crystal River Ranch as it abuts Hwy 410.

The meeting adjourned at 5:37pm. **The next one is September 16th, 2023 at 4pm.**