

Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

Meeting Minutes for October 21st, 2023

Board Members in Attendance: Karl Goeres, Derek McKee, Teresa Steel, Doug McGifford, Sean Cunningham, Martin Chvoj, Ron Oldham

Absent: Tim Smokoff, Justin Davis

Others present: Jake Payne

Derek called the meeting to order at 4:02pm.

Treasurer's Report (Teresa)

Checking	\$	12,926
Money Market	\$	35,764
Water Reserve CD	\$	293,283
Capital Reserve CD	\$	149,004

Sept Expenses \$ 22,463.60 (\$14,073 to CME Electric - Well House)

3 lot owners have not paid their 2023 annual assessments, and 2 have liens.

Caretaker's Report (Jake)

Security: Vandalism in the clubhouse has been greatly reduced, but an increase in activity by hunters/scouts within the Ranch has been noted and addressed whenever possible.

Water: We are still finalizing the Cross-Connection water survey. If you have not completed this, please contact Jake as soon as possible. Completed October meter readings and issued leak notifications. Conducted daily monitoring; monthly static and coliform water tests, both passed. Submitted PFAS samples to Idaho lab, CL2 report to DOH.

Maintenance: Conducted routine yard work and community trail maintenance. Prepared for winter: shut down picnic area bathrooms, serviced mower. Completed installation of door stop at rec room, installed new shower tub inlay and new tiles in ranch house.

Office & Admin: Managed communications: calls/emails, coordinated meetings including water and board meetings with zoom remote access setup. Updated database, monitored security cameras. Completed and submitted weekly plans to Karl and Derek. Engaged with lot owners on various topics.

Commission Reports

Water & Facilities (Karl)

We've made great progress throughout this year as reflected in board minutes. Several projects will wrap-up within the next month. Namely, the ranch house deck and associated wall work, the permitting of the new tank generator, the further installation and acquisition of the security and telemetry system, and the new mailbox support arms for our ever growing bank of mailboxes. We hope to install the new entrance sign as well.

Our water usage has greatly improved with the changing weather and reduced irrigation, but Jake noted a few homeowner leaks that were addressed as soon as possible. A significant part of the Facilities and Water commission meeting today was to develop potential projects for 2024. Cost estimates will be prepared prior to the November board meeting and will be presented for consideration by the board. One of these projects is to find a new HOA Reserve Study consultant and have the reserve study completed for the development of the 2025 budget cycle.

ACC (Doug)

Today's meeting had a significant discussion about the removal of large numbers of trees. It has been an increasing trend of late, as has the number of concerned comments, both written and verbal, following significant tree removals. **Crystal River Ranch is a wooded mountain community, and the board agrees and would like to reaffirm this as a principal element of our community.** Landowners deserve great compliments for using our ACC permit process properly for danger trees, and have hopefully noticed efficient response times related to tree removal requests. But an important reminder must be stated... tree work exceeding 5000 board feet (approximately 10 cords or 1.5 truckloads) requires a Pierce County permit in addition to ACC permission. Most requests for more than 10 mature trees will start to push this permitting limit and should be carefully considered. This month there were 2 ACC requests, both for trees. But the conversation about large tree removal requests is likely to be ongoing. Please keep in mind that mass-removals can have a significant impact on our Crystal River Ranch neighbors, both on adjacent lots and on the overall atmosphere of the entire neighborhood.

Box Gardens (Cindy Hieggelke & Janet Wenderoth) The CRR Community Box Garden is being winterized. Current garden members please have your boxes cleaned up by October 31

Stables (Wendy Starrett via Teresa) There are three horses in the stables, meaning there are three open slots. Please contact Wendy Starrett if you are interested in learning more.

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

New Business

The 2024 budget process began with discussion of upcoming budget items. Regular expenses are well understood, but refined estimates for projects planned by the facilities and water commission will be included prior to the November meeting. After necessary discussion, budget adjustments and adoption is planned for the November meeting.

The meeting adjourned at 5:33pm. **The next one is November 18th, 2023 at 4pm.**