

Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

Meeting Minutes for September 16th, 2023

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

Absent:

Others present: Jake Payne, Curt Simonson

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

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. 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)

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|--------------------|----|---------|
| Checking | \$ | 21,715 |
| Money Market | \$ | 35,761 |
| Water Reserve CD | \$ | 293,283 |
| Capital Reserve CD | \$ | 149,004 |

| | | |
|-----------------|----|--------|
| July Expenses | \$ | 12,005 |
| August Expenses | \$ | 17,019 |

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

Caretaker's Report (Jake)

Security:

Routine and random security checks continue in the community. Vandalism was much improved throughout the late summer. We have ongoing problems with off-leash pets and speeding—Animal Control will be called for leash violations. Also, please adhere to the 25 MPH speed limit within the Ranch.

Water:

The new pump house generator is installed, awaiting only propane permit approval. All required water samples passed quality tests, and maintenance tasks are on schedule. There's a cheat sheet for operating new motor controllers and a newly updated master meter database. A water software program is being researched to further improve the system.

Maintenance:

Regular cleanup activities are being carried out in various community areas, from the clubhouse to outdoor spaces. Mice and rodent issues are being addressed at the Ranch house. Fire extinguishers have been updated, and we're in contact with contractors for further improvements. Several areas like the baseball infield and horseshoe pits have been spruced up. Some pest control activities, like spraying for bees, are also underway.

Office/Admin:

Routine administrative tasks are being managed effectively. The office is organized, and all required documentation has been submitted. Communication lines are open, with regular updates sent to Karl and Derek. We've processed four permits since the last meeting and have purchased a Zoom account for future virtual meetings.

Commission Reports

Water & Facilities (Karl)

The Ranch house now has a fully installed and permitted generator that's working as expected. Similarly, a new generator is in place for the water pumps but is awaiting a propane source and permit from Pierce County. The old generator is functional for now. Soft-starts for water pumps and a new control system have also been successfully installed. However, the pumphouse electrical system still needs further work.

We've got a new entrance sign for CRR ready for installation, along with new mailbox supports scheduled for the fall. We're also considering proposals to replace the Ranch house deck and an adjacent wall repair. A motion was passed to proceed with this repair.

Our water system is working well overall, but we need to address excessive water use among a select few lot owners. There are also incomplete cross-connection surveys that need to be completed by lot owners for compliance.




We are in the process of reviewing electrical circuits and lights in both the barn and shop to evaluate necessary improvements. A motion was passed to proceed with this repair.

ACC (Doug) There were 4 ACC requests in the last month, 1 for a propane tank/generator, and 3 for trees. Thank you to those who have screened propane tanks.

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.

Box Gardens (Cindy Hieggelke & Janet Wenderoth via Teresa) Veggies are flourishing!

   On September 9th a social gathering and work party was held, and this month a private box-garden Facebook page was created for easier communication.

Old Business:

The HOA reserve study continues to be worked on. This project is needed to allow us to confidently predict future expenses, and predict long term capital repairs and improvement needs. Several board members are moving this forward with the goal of having the study complete by year's end, for use in 2024 budgeting decisions.

New Business:

The 2024 budget process will begin during the October meeting, with budget adoption planned in the November meeting.

The meeting adjourned at 5:27pm. **The next one is October 21st, 2023 at 4pm.**