

# Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

## *Meeting Minutes for November 18th, 2023*

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

**Absent:**

**Others present:** Curt Simonson, Erik Godo

Derek called the meeting to order at 4:04pm. October minutes were approved.

### Treasurer's Report (Teresa)

Checking	\$14,405
Money Market	\$18,266
Capital Reserve CD	\$109,004
Water Reserve CD	\$293,283

\$ 31,416.41 (CME Electric - \$ 7,500 down payment electric panel and Rick Gardner deck replacement \$10,000)

Only one lot owner has not paid their 2023 annual assessments, and 2 have liens.

### Caretaker's Report (Jake)

#### **Security**

Security measures included regular walk-arounds, multiple random security checks, collaboration with law enforcement as needed, and currently no significant issues to report.

#### **Water**

Significant progress in water management was made, including passing the Cross Connection Exam, completing November meter reads, issuing leak notifications, daily monitoring, installing bollards at the pump house propane tank, submitting CL2 reports monthly, working on water charts, conducting static and Coliform water testing (with passing results), PFAS samples showing non-detection, monitoring and updating tank levels and DSL system charts, and organizing the pump house and water system maps. There were several telemetry downtimes, requiring manual readings and pump operations. Monthly water reports were sent to the committee.

## **Maintenance**

Maintenance activities encompassed regular cleaning of the shop and clubhouse, installing yard hydrants, assisting with deck construction and siding repairs on the Ranch house, conducting dump runs, purchasing supplies, community garbage collection, clearing debris, sanding and de-icing community areas, managing animal traps, maintaining community trails, clearing fallen trees, liaising with Pierce County for necessary issues, marking water mains, organizing and attending meetings, installing signs and mailbox supports, preparing equipment for winter, and coordinating with electricians for ongoing work.

## **Office/Admin**

Administrative tasks included responding to communications, updating databases, monitoring security cameras, submitting DOH items, organizing the office, managing financial documentation, coordinating with lot owners on various topics, preparing for and setting up Board meetings, and arranging remote access options. Preparations were made for the annual mail-out of assessment envelopes and the reservation of the Rec room for the annual Santa Run on December 16th.

## Commission Reports

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

This month saw several key accomplishments in the water and facilities department. Water usage remained within expected levels without any significant issues. Jake successfully passed the cross connection control certification test. Notable installations and completions include a new entrance sign, a fully operational Ranch house generator with revised electrical setup, and the completion of the Ranch house deck replacement. Additionally, the mailbox supports have been installed, and the preparation for the 2024 budget is now complete.

### **In-Process Projects**

Several projects are nearing completion, such as the electrical repairs in the barn, rec room, and stables. Work is ongoing for the Ranch house bathroom heater replacement. Next month, the replacement of the pump house electrical panel is scheduled. The pump house is awaiting inspection for its propane line and traffic bollards, and the generator's propane hookup is pending a permit and completion. Progress on the security and radio telemetry projects is slow and might be deferred to 2024.

### **2024 Budget Proposed Projects**

The proposed projects for the 2024 budget include significant investments in security and infrastructure improvements. These projects are installing security cameras and tank control telemetry, constructing a tank road gate, and undertaking a water conservation project in the Ranch house and rec room restrooms. Additionally, a HOA reserve study is planned, as well as installation of new gutters for the Ranch house. We also hope to improve the mailbox egress ramp, and regrading the gravel area in front of the shop to resolve drainage issues.

### **ACC (Doug)**

Two ACC approvals since the last meeting. 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 push this permitting limit and should be carefully considered. 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 neighborhood.

**Box Gardens (Cindy Hieggelke & Janet Wenderoth)** The CRR Community Box Garden is closed for the winter.

**Stables (Wendy Starrett via Teresa)** There are three horses in the stables. Please contact Wendy Starrett if you have questions.

**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. Further budget discussion will occur in upcoming meetings.

The meeting adjourned at 5:50pm. **The next one is January 20th, 2024 at 4pm.**