

**Crystal River Ranch News**  
62201 Meadow Way E, Greenwater, WA 98022  
<http://CrystalRiverRanch.org>

***Meeting Minutes for January 20, 2024***

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

**Absent:** Sean Cunningham (thanks to Martin for secretarial duties this month), Tim Smokoff.

**Others present:** Jake Payne, Curt Simonson, Mike Smith

Derek called the meeting to order at 3:59pm. November minutes were approved.

**Cold Weather Notice**

During the recent cold snap from January 13th to 15th, our caretaker Jake commendably monitored water leaks and assisted homeowners. The board thanks him for an above and beyond effort during that week in particular, and wants to remind owners that despite his help, it is not his responsibility to manage leaks or frozen pipes within homeowner properties. Quite often cold weather will arrive in parallel to power outages. We had more than 20 homes with frozen pipes leading to leaks, highlighting the need for homeowners to winterize their homes and take proactive measures such as: maintaining a minimum indoor temperature of 50 F if at all possible, shutting off the main water supply, keeping kitchen and bathroom cabinets open (especially if on an outside wall,) blocking the outside airflow vents in crawl spaces during the winter, and ensuring propane tanks are at least half full throughout the colder months. We understand that many people have generators, but in a few notable instances those failed to start or run continuously. And for those that don't have a generator, particular caution should be exercised anytime extreme temperatures are anticipated.

**Treasurer's Report (Teresa):**

Checking	\$ 115,397
Money Market	18,268
Capital CD	109,004
Water CD	293,283

November Expenses	\$ 20,757	(\$ 12,700 new deck balance)
December Expenses	9,611	

165 of the 240 lot owners have paid their 2024 annual assessment and water fees. This number continues to rise daily, and prompt payment is appreciated.

**Security Report (Jake):**

Jake completed his regular security checks, with no major incidents since the last meeting. Jake shared a reminder that dogs need to be on leash if they are off your lot. He has noted many new complaints about drivers speeding in the Ranch: please observe the 25mph speed limit in the community.

**Office and Administrative Report (Jake):**

Sent out mass email about cold weather and how to winterize your home. Spoke with many lot owners and assisted with water shut offs. Mailbox spaces are full and we have a waiting list for new mail boxes. New mail box section installation planned for this Spring. Post office will not deliver packages to a box when no letters are being received. If you have not had mail delivered to your mailbox for 2 years, the post office would agree to remove it. With mail questions or to be added to the mailbox waitlist, please call or email Jake at 360-663-2416 or crystalriverranch@gmail.com.

**Maintenance Report (Jake):**

Lots of debris clean up was done by Jake after recent weather events and wind. Trails have been cleared and many downed trees on the River trail have been cleared. Additional cleanup was done on the tank road where there was debris and fallen trees. There is a new plow driver in the community. Repaired fencing in several spots at picnic areas. Lots of snow shoveling around community areas and putting out sand and deicer. Had Ranch house propane tank filled and the first fill for the new tank at the pump house. New generator at pump house is online, this was completed 2 days before bad weather and outage events taking place. All worked great!

**Water & Facilities Report (Karl):**

Camera, security, and telemetry work will be getting underway. The HOA reserve study is being reviewed by Karl and Doug and plans are underway for how to move forward. We are seeking a price to include both facilities AND water. Budget revisions for 2024 update and split % between water and facilities. New pumphouse permits approved and generator is operational. Pump house replacement electrical panel is on site and the installation is anticipated shortly. Minor items remain for completion of ranch house and rec room building electrical upgrade work. Installation of security cameras and tank controls should commence next month.

**ACC Report (Doug):**

Two ACC approvals since the last meeting for a hazard tree and propane tank install. Important reminder that all projects require an ACC permit to be submitted for approval before any work can begin.

**Shoreline Stabilization Report (Derek):**

No updates from the last meeting and there has been no recent movement to the shoreline while the river is currently low during the recent winter months.

**Box Gardens Report:**

Inquiries about renting a CRR Community Garden Box should be made to Cindy Hieggelke and Janet Wenderoth starting in April.

**Stables Report:**

There are three horses in the stables and three open stables. No new horses will be onboarded before springtime. Please contact Wendy Starrett if you have questions.

**2024 Budget**

The 2024 budget was reviewed in detail and approved by the board. A particular thanks goes out to Teresa for her steady work in budget preparation, as well as Karl and the Water and Facilities committee who prepared big ticket 2024 budget items for pre-approval and budget inclusion. Budget revisions include projects relating to both water and facilities, as well as adjustments to general operating costs. Many new projects were approved and included in the budget. The projects planned for completion in 2024 including 1) installing security cameras and tank control telemetry, 2) integrating Quickwater software program for water management, 3) installing a tank road gate, 4) new hot water tanks for Ranch House Rec Room and restroom water conservation project, 5) HOA Reserve Study, 6) installing new gutters on the Ranch House, 7) regrading the gravel area in front of the shop to resolve drainage issues, 8) new mailbox egress ramp, and 9) a new mailbox extension to accommodate additional mailboxes.

**New Business:**

The treasurer (Teresa) is reviewing options to improve the terms and interest rates on the HOA's CDs.

The meeting adjourned at 5:26pm. **The next meeting is March 16, 2024 at 4pm** and it can be attended in person or virtually.