

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

Meeting Minutes for March 16th, 2024

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

Absent: Ron Oldham, Justin Davis

Others present: Jake Payne, Curt Simonson

Derek called the meeting to order at 4:03pm. January minutes were approved.

General Announcements:

- Crystal River Ranch is ***looking for lot owners who would like to join the board*** during the upcoming election cycle. There are also opportunities to serve on commissions (such as water and facilities, ACC, shoreline, etc). If you are interested in running for election to the board, please reach out to a current board member. And if you just want to know a bit more about the 8 meetings a year, contact your current board president at DerekLMcKee@gmail.com. We would love to hear from you!

- Among the most discussed issues for several meetings now, has been an ongoing conversation about tree removal. ***It's important to note that the Board believes in the value of trees as a natural and aesthetic element of our neighborhood.*** Of course we understand the importance of removing danger trees, but we also would like to emphasize the value in replanting and maintaining our tree canopy. Additionally, it is very important that we continue communication between neighbors and with the ACC committee regarding any tree removal.

- Please adhere to community rules regarding noise levels, parking, picking up in common areas, driving speed, and pet behavior. As our neighborhood fills up on busy weekends, be conscientious of your neighbors, both weekenders and full timers. The ranch has always been a friendly place, and it is important that we continue that spirit.

- HOA dues are due by April 15th; late fees apply after the deadline

Treasurer's Report (Teresa):

Checking	\$ 65,010	January Expenses	\$ 13,441
Money Market	\$ 68,269	February Expenses	\$ 15,613
13 month Water CD	\$ 200,000		
7 month water CD	\$ 93,463		
Capital Reserve CD	\$ 108,409		

206 of the 240 lot owners have paid their 2024 annual assessments. We'll continue to reach out to the remaining 34 lot owners, with the goal of making sure all have paid by the annual picnic.

Office & Admin (Jake)

Completed weekly plans, monitored security cameras, and organized the office. Updated the database, managed communication, prepared for Board meetings with remote access setup. Coordinated with lot owners on various issues and facilitated the HOA Reserve Study.

Maintenance (Jake)

Performed regular cleanups of the shop, clubhouse, and community areas, including snow removal and debris clearance. Liaised with Pierce County as necessary. Managed facility repairs, including fencing, picnic areas, and installed new mailboxes and sports equipment.

Water (Jake)

Conducted meter readings, leak notifications, and daily water system monitoring, including static and Coliform testing with all results passing. Managed the pump house, including new installations and maintenance, and submitted regular reports to the water committee and Department of Health. Addressed water system operations, including telemetry, valve installations, and water efficiency reporting. Organized and updated water system documentation and inventory, including the Small Water System Management Program book.

Security (Jake)

Conducted regular and random security checks, coordinating with law enforcement as needed. *Addressed community concerns, such as speeding and improper trash storage* leading to wildlife disturbances. Enforced *leash laws for dogs* and reported on security incidents, including false alarms.

Water & Facilities Report (Karl):

Two HOA reserve study proposals are under evaluation for selection. A new mailbox extension is to be installed this month, and may include bollards at each corner to prevent damage. Electrical work is nearly finished, including ranch house bathroom heat, the north end barn yard light, and circuit labeling. The propane tank installation at the pump house is complete.

The pump house transfer switch has a failing component; its repair or replacement is pending CME's input. Generators and water systems are performing well. Quickwater has been purchased and is being configured to integrate with the Master Meter system. Reviewing options for irrigation water pump repair in the ballfield area.

The water Cross Connection Control task has been brought back in house to continue with the work that we had previously subcontracted to Northwest Water. We have possession of the water data and are analyzing it to determine needed actions. Jake now has the necessary credentials to handle this task. Please cooperate with him if he contacts you regarding your water connection.

A review of our insurance coverage will be conducted by the Water and Facilities commission.

New security cameras are scheduled for installation on May 4th and 5th.

ACC Report (Doug):

Important reminder that all projects require an ACC permit to be submitted for approval before any work can begin. We ask all lot owners to consider the shade and wind implications for your lot and neighbor lots when considering your options to remove and replant trees.

We have received several well thought out tree removal requests, that included arborist notes, as well as replanting plans. If you would like to see an example of such a report in preparation for your own tree removal, or building plan, please contact Doug or Jake.

Shoreline Stabilization Report (Derek):

No updates from the last meeting and there has been no recent movement to the shoreline.

Garden Season Updates (Cindy and Janet):

Last season's garden members were emailed forms for the 2024 season; forms due with payment to Janet by March 31st. Unclaimed boxes will be available for new members after March 31st. Efforts will be made to contact previous gardeners before reassigning boxes. Some boxes need side replacements; lumber available for purchase at low cost. Storage space was found for the excess lumber. Janet is managing garden in Cindy's absence, and Cindy is available by phone and email for any concerns.

Stables Report (Wendy):

There are three horses in the stables and three open stables. Please contact Wendy Starrett if you have questions.

New Business:

The board reminds all owners to consider neighbors when setting up lights. If possible, aim them away from neighbor lots or down toward the ground, and use timers to turn them off when not needed. This includes string lights for entertaining, as well as security lights.

Board elections will be held in 2 months, so now is a great time to learn more about the board and volunteer to join.

The meeting adjourned at 5:32pm

The next meeting is **April 20, 2024 at 4pm** and it can be attended in person or virtually.