

## **Crystal River Ranch News**

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

### *Meeting Minutes for April 20th, 2024*

**Board Members:** Karl Goeres, Derek McKee, Teresa Steel, Sean Cunningham, Ron Oldham

**Absent:** Justin Davis, Doug McGifford, Tim Smokoff, Martin Chvoj

Others present: Jake Payne, Curt Simonson

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

### **General Announcements**

#### **Annual picnic**

The annual picnic will be May 18th at 12 noon, at the main covered picnic area (near the mailboxes.) All CRR residents are encouraged to attend. BBQ sandwiches (the primary entree) will be available but we ask folks to bring a side dish to pass. Note that last year we had plenty of food, so don't let the passed dish be the reason you don't attend.

Residents with last name beginning with...

A – G, please bring a side dish or appetizer

H – P, please bring a salad

Q – Z, please bring a dessert

The annual meeting will follow the picnic at 2:00pm and serves as this month's board meeting. All property owners are encouraged to attend.

#### **Tree Removal philosophy**

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.

#### **Summer approaching**

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.

**Treasurer's Report (Teresa)**

Checking	\$ 55,000	March Expenses	\$ 16,635
Money Market	\$ 68,000	* all numbers rounded	
Water CD	\$ 295,000		
Capital Reserve CD	\$ 108,000		

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

**Caretaker's Security and Grounds Report (Jake)**

Completed regular walk-arounds on a daily and weekly basis, alongside multiple random security checks. Thank you for your consideration regarding dogs on leash and speeding, as both seemed to have improved this past month.

**Caretaker's Water Report (Jake)**

April's meter readings are complete; leak notifications have been sent to relevant residents. Daily monitoring includes monthly static testing and Coliform water sampling, both yielding satisfactory results. The pump house and tank areas have been cleaned and organized. System updates and maintenance, including working with Master Meter and now operational Quickwater software continue. The cross connection survey remains on the back burner, but will rise in priority this summer.

**Caretaker's Maintenance Report (Jake)**

Routine cleaning of the shop and clubhouse, along with debris removal from community areas and trails. The picnic areas have been opened up for the season, and trails/fencing cleaned and maintained. The ball field and play equipment have been spruced up, and one dead elk was properly removed after contact with Pierce County Fish and Game. Though we still have a few freezing nights ahead, Spring is on its way. Please note that Pierce County is preparing to chip seal the entire neighborhood this summer, so expect their equipment into June and July.

**Caretaker's Office/Admin Report (Jake)**

Returned calls and emails, updating the database, and monitored security cameras. Office organization includes managing receipts and escrow items.

**Water and Facilities Commission (Karl)**

3 items remain on the current electrical contract with CME: installing heaters at the ranch house, labeling new panels, and connecting the ball field irrigation pump. New tasks for CME include repairing the transfer switch and installing power at the water tanks. The telemetry and security system installation is scheduled to start on May 4th; resolving the power issue is crucial for this to proceed.

We have contracted with Accurate Reserves for our reserve study. This will also ensure compliance with RCW. They will conduct their site inspection on May 2nd. This three-year contract will support our budgeting for the 2025 cycle.

Installation work for expanding the mailboxes is underway. The survey for cross connections continues, and the Quickwater setup is nearing completion.

An insurance review is pending, but of course our existing policies continue.

**ACC Commission (Doug, via email)**

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.

There have been 4 requests this past month, 3 tree removals and one house expansion (with county permit).

**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)**

9 boxes are still available - please contact Cindy or Janet for more information.

**Stables Report (Wendy)**

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

## New Business

### Hazard mitigation plan

26 jurisdictions in Pierce County need to update their hazard mitigation plan. Curt Simonson has agreed to lead the process of updating this plan with the County.

### Board Elections

*At the annual meeting we will hold elections for three open slots. As there are three candidates, we did not mail out a ballot this year. Derek, Karl and Doug are running again for their board positions.*

Following three years of service on the board, Sean Cunningham is resigning to spend more time with his family. Curt Simonson will be taking over Sean Cunningham's position on the board. We so appreciate Sean's time, as well as Curt's return to the board.

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The meeting adjourned at 4:58pm

The next meeting is the annual meeting May 20, 2024 at 2pm, following the picnic at NOON.