

## **Crystal River Ranch News**

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

### *Annual Meeting Minutes for May 18th, 2024*

**Board Members:** Derek McKee (Pres), Teresa Steel (Treas), Martin Chvoj (VP), Karl Goeres, Ron Oldham, Sean Cunningham (outgoing Secretary), Curt Simonson (incoming Secretary)

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

**Others present:** Jake Payne

Approximately 30 households were present for the annual picnic, with many staying for the annual meeting.

Derek called the meeting to order at 2:04pm. 2023 annual meeting minutes were approved.

## **General Announcements**

**Pierce County** will be repairing the roads and adding chip-seal. This may cause delays or one way routing throughout the ranch, as well as some noise within the ranch. The expected start date is June 3rd.

### **Trash can options**

The neighborhood continues to have concerns about trash cans at the end of driveways. This issue results in both a security risk, but also a great mess when the elk spread trash.

**\*\* Reminder \*\*** For a modest surcharge, Murrey's garbage and recycling will retrieve your bins from nearer your house, and return them when emptied. This allows you to keep your garbage bins away from the street when absent. The additional fee is given to the driver for the extra effort of walking the driveway, and is appreciated by both the driver and neighbors alike. For all weekender families, please consider this option. It is unfair for your full time neighbors to have to see trash spread by the elk, pick up that trash when it is in the street, or feel responsible for your cans. And of course it is quite unhealthy for the elk. Email or call Murrey's for more info.

### **PSE maintenance power cuts the week of 5/22 (completed as of minutes publication)**

PSE cut power for up to 8 hours each day on Tuesday 5/22, Wednesday 5/23, & Thursday 5/25. Also, PSE will soon start automatically turning off electricity during wind storms to reduce the chance of wildfires. This preventative work was performed successfully as planned, and the storm based power cuts are a proactive step toward reducing fires and prolonged outages.

### **Tree Removal philosophy**

Among the most discussed issues for several meetings now, and at this annual meeting, was 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.* Conversations among residents also noted however that tree removal and maintenance is a necessary element of living in a former tree farm. As decisions are being made, proximity to structures, tree rot disease, and wind risk may result in some homeowner's feeling the need to be more proactive in their removal. Of course the board understands the importance of removing danger trees, but would also 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.

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

Checking	\$	46,577
Money Market		68,283
Water CD - 7 month		94,203
Water CD - 13 month		201,350
Capital Reserve CD		108,408

15 out of 240 lot owners have not paid their 2024 annual assessment and water fees. 2 lot owners have been lienied for more than two years in arrears.

Throughout this year Teresa has ensured we have many signatories on our accounts, as well as adopted a laddered CD option for our accounts that allows us to earn more interest and yet have funds available as needed throughout the year.

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

With the new board year, and the consistency of Jake's efforts, we'll work hard to trim this section of the minutes going forward. The variety of things Jake completes in a week (water system tasks, maintenance tasks, security tasks, and office/admin tasks) is impressive. Don't ever hesitate to thank him, or attend a board meeting to hear more about all that he does.

Here is the full version of Jake's notes. He works closely with Karl, Derek and the entire board to complete these tasks. In the interest of minute readability, expect this section to be trimmed starting with July's minutes.

"Completed daily and weekly walk-arounds for the year. Conducted multiple random security checks. Upgrading all camera systems for the pump house, tanks, community center, ranch house, and mailboxes. Reached out to law enforcement when issues arose. Please keep your pets on a leash or on your lot due to recent complaints. Reported several false alarms.

Water - Passed my Cross Connection Exam and began the process for completing Cross Connection Surveys for 42 lot owners. Conducted monthly meter reads and installed new meter read software on a tablet. Sent out monthly leak notifications and daily monitoring updates. Submitted monthly CL2 reports to DOH and completed static testing. Coliform water samples were completed monthly, all results passed. Monitored tank levels and updated the DSL system chart monthly. Picked up CL2 cases and DPD regiment CL2 reads when needed. Completed the 2023 WUE Report and maintenance on sprinkler systems. Finished 7 Water Availability forms, cleaned and organized the pump house. Exercised section valves, flushed the water system, and cleaned the North tank. Installed a new generator and propane tank with completed bollards. Installed new panels in the pump house and updated the Quickwater program for billing. Conducted multiple dump runs, stocked up on extra fittings and parts, rebuilt the old CL2 pump as a backup, and cleaned out the CL2 tank. New water software system is now online.

Maintenance - Cleaned the shop weekly and clubhouse daily. Picked up garbage, debris, and performed yard work around the Ranch House and clubhouse. Cleaned concrete areas by mailboxes and community areas with a blower. Maintained gardens, picked up new sports equipment, and worked on trails by the ball fields. Completed maintenance on all equipment and community trail areas. Monitored and cleaned bathhouses, repaired flashing and gutters after winter, and contacted Pierce County when needed. Opened and maintained picnic area bathrooms, sprayed for bugs/bees, cleaned horse shoe pits, and performed snow removal tasks. Installed new LEDs in the shop and completed extensive tree work. Rototilled the baseball infield, completed a new deck and fencing at the Ranch House, repaired fencing at picnic areas, stained picnic tables, built new mailbox runs, and installed supports/braces. Installed a new generator at the Ranch House to power the community building during outages. Installed new panels at the Rec Room, shop, and Ranch House, removed baseboard heaters, repaired the mower, and installed a new entrance sign. Assisted the ACC with various requests and installed new security cameras. Upgraded barn electrical and corrected several issues. Sent weekly plans to Karl and Derek, coordinating events and plans.

Office/Admin - Returned phone calls and emails, updated databases, and monitored security cameras. Sent in DOH items, organized the office, and gathered receipts and stable payments monthly. Prepared and sent out meeting minutes, ballots, and end-of-year dues notices. Forwarded escrow items and processed 21 ACC requests since the last annual meeting. Barn currently has 2 horses. A big thank you from the barn ladies for correcting electrical issues and upgrading overhead lights to LEDs."

## **Water and Facilities Commission (Karl)**

Pulled cable for new cameras in Ranch House and rec room area. HOA Reserve Study is underway with Accurate Reserve, draft due soon. Electrical contract with CME is substantially complete, including new water pump controls, pump house electrical panel, propane generator and tank, and generator for the ranch. Repaired many electrical wiring problems, installed new electrical panels for the Ranch House, shop, and rec room. Quickwater is up and running, allowing homeowners to view their water usage. Brought water system cross connection control back in-house. Replaced Ranch House deck and repaired siding. Installed a new mailbox section and repaired the existing one.

Upcoming work - Replace defective transfer switch in the pump house. Install cameras and upgrade power at reservoir tanks. Determine configuration and install radio telemetry. Jake will contact homeowners regarding the cross connection control survey; please cooperate. Install gutters for the Ranch House, a new gate for the tank road, and screen propane tanks. An insurance review is pending, but of course our existing policies continue.

Note from Derek - This has been one of the most successful years for the board from an infrastructure perspective. Karl's work on a number of long term projects have made our water and power systems stronger, more resilient, and more capable. Thank you Karl!

## **ACC Commission (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.

There have been 21 ACC requests in the last year. We appreciate your efforts in submitting paperwork before work begins.

## **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)**

5 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

*As there are three candidates, we did not mail out a ballot this year. Derek, Karl, and Doug ran again for their board positions. A motion was made, and seconded for Derek, Karl and Doug to be retained for another three year term.*

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.

### Annual Dues

As part of our budget review, the board brought up the likelihood of an increase in the annual dues in accordance with the bylaws. The last increase was in 2014, and inflation has impacted ranch costs. Note that there are limitations on the maximum increase allowable, so any increase will be in line with inflation, not dramatically more. Conversations will continue as our budget work and reserve study work are completed in the fall, with a final announcement likely made in November.

### Board Officers

During an executive session a motion was seconded to appoint officers as follows:

Treasurer:	Teresa Steel
Secretary:	Curt Simonson
Vice President:	Martin Chvoj
President:	Derek McKee

The meeting adjourned at 3:09pm, and was followed by an executive session to choose officers.

The next meeting is July 20, 2024 at 4pm