

## Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

### *Board Meeting Minutes for September 21, 2024*

**Board Members:** Derek McKee (President), Martin Chvoj (VP), Teresa Steel (Treasurer), Curt Simonson (Secretary), Karl Goeres, Ron Oldham, Doug McGifford

**Absent:** Tim Smokoff, Justin Davis

**Others present:** Jake Payne, James Brown

Derek called the meeting to order at 4:06pm.

The July board meeting minutes were approved as published.

## General Announcements

**Cross Connection Survey.** 21 lot owners have not completed the survey. Lot owners who have not completed the survey have been notified that October 21<sup>st</sup> is the deadline to complete. After that date any lot that has not completed the survey will be flagged as a potential danger to our water system and be subject to the water being shut off. Copies have also been printed and placed in mailboxes to assist in completing the survey. Jake will make phone calls to assist starting October 7<sup>th</sup> 2024. The goal is to have all surveys completed by October 21<sup>st</sup> 2024. Thank you to everyone who has completed the survey.

## Treasurer's Report (Teresa)

Checking	\$10,315
Money Market	\$48,314
Water CDs	\$298,806
Capital Reserve CD - 7 month	\$108,409

### Expenses

July	\$9,692.70
August	\$16,947.27

6 of 240 lot owners that owe 2024 Assessments + 2 lot owners with liens.

Teresa distributed the 2024 Profit & Loss Actual vs. Budget for January 1 – September 21, 2024.

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

Office & Admin: Opening hours for the rec room and playground are 8am-10pm daily. Completed weekly plans, updated the database, managed communication, and prepared for Board meetings with remote access equipment. Coordinated with lot owners on various issues.

Maintenance: Please check with Jake before you donate any items for rec room/sports equipment box, bikes, scooters etc. The ranch does NOT accept donated bikes due to liability issues. Installed several mailboxes, there is a new section, if you would like a mailbox please contact Jake 360-663-2416. Grounds and trail maintenance completed around the ball field, ranch house, picnic areas, tank road, etc. Equipment maintained as required. Performed regular cleanups of the shop, clubhouse, and community areas. Liaised with Pierce County as necessary. Cleared downed trees. Tilled ball field.

Water: Efforts continue to get all lot owners to complete cross connection surveys. Water usage emails/mail outs(for non-email lots) completed monthly. Copies are also in the rec room on the bulletin board. If you have NOT received please reach out to me directly, Jake 253-797-3145. Conducted meter readings, leak notifications, and daily water system monitoring, including testing with all results passing. Submitted regular reports to the water committee and Department of Health. Addressed water system operations including water efficiency reporting. Organized and updated water system documentation and inventory, including the Small Water System Management Program book.

Security: Several false alarms reported but no reported break ins. Please secure garbage and eliminate outdoor food sources. Conducted regular and random security checks, coordinating with law enforcement as needed. Addressed community concerns, such as speeding and improper trash storage.

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

Security cameras are installed and functioning at the ranch house, rec room, gazebo and mailboxes. Camera wiring is installed at the pumphouse. Camera and communication concepts for tanks are being considered. Power and communication lines to the tanks have been located. Next step is to resolve the power vampire issue.

New mower was delivered and it is working well. Diesel generator reassembled following coolant leak repair. Monthly water reports were all normal. There is a repair required for the rec room roof. Options are being evaluated.

Karl provided a significant update on the HOA Reserve Study. A motion was made to adopt the HOA Reserve Study, which the board passed. This step allows us long range forecasting for our budget, in particular with maintenance needs in mind for the water system and facilities. A tremendous thank you to Karl and the entire water and facilities commission for completing this work. It is the thoughtful diligent work that will keep our communities water system and collective resources funded, and in working condition for decades.

## **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.

Doug reports there have been 15 ACC requests since the last meeting. 10 permits for danger trees, 2 sheds, 1 car port, 1 deck, 1 for paint. We appreciate your efforts in submitting paperwork before work begins.

## **Shoreline Stabilization Report**

No update, the shoreline was stable this summer.

## **Garden Season Updates**

This was a bountiful growing season and the garden looks lovely. A garden work party will be held Saturday, October 5th at 11am for season ending clean-up. The final end of season date is October 31. If you know you will not be re-renting, let Cindy and Janet know so that weeds can be kept at a minimum. Not all boxes were used this year, so there is space for new gardeners! Contact Cindy H or Janet W to be added to the email list in preparation for next year.

## **Stables Report**

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

## **Old Business**

Hazard Mitigation Plan. In another very significant step for our HOA, Curt submitted our updated plan with Pierce County this week. Once approved by the county, state, and FEMA, the board will vote to approve it. At that point the plan will be effective until November 2025. But note that also this week, the planning process started for the 2025-2030 update. This planning process runs through July 2025, at which point an updated plan will be submitted for approval. As covid delayed the counties adoption of hazard mitigation plans, the quick turnaround into the new cycle should facilitate relatively easy approval next summer and fall. Thank you Curt!

## **New Business**

None.

The meeting adjourned at approximately 5:15 pm.

The next meeting is October 19, 2024 at 4pm.