

Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

Board Meeting Minutes for July 20, 2024

Board Members: Teresa Steel (Treasurer), Martin Chvoj (VP), Karl Goeres, Ron Oldham, Curt Simonson (Secretary), Tim Smokoff

Absent: Derek McKee (Pres), Justin Davis, Doug McGifford

Others present: Jake Payne, James Brown

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

The March board meeting minutes were approved as published. The annual meeting minutes are also available online and are approved at next year's annual meeting.

General Announcements

Burn ban in effect

A burn ban for unincorporated Pierce County is in effect until further notice. Additional information can be found [here](#). In 2023 the burn ban lasted until early October.

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.

Tree Removal philosophy

Among the most discussed issues for several meetings now 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 is here

Please adhere to community rules regarding noise levels, parking, picking up in common areas, driving speed, and pet behavior.

Treasurer's Report (Teresa)

Checking	\$	14,724
Money Market		68,300
Water CD - 7 month		95,356
Water CD - 13 month		203,408
Capital Reserve CD		108,409

Expenses

April \$14,044.95

May 9,796.90

June 15,562.97

10 out of 240 lot owners have not paid their annual assessments. Two lot owners have liens for past due assessments.

Teresa distributed the 2024 Profit & Loss Actual vs. Budget for January 1 – July 20, 2024.

Caretaker's Report (Jake)

Office & Admin. 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. Performed regular cleanups of the shop, clubhouse, and community areas. Liaised with Pierce County as necessary.

Water. 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. There have been sightings of a young bear in the community. 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. Enforced leash laws for dogs and reported on security incidents, including false alarms caused by power surges.

Water and Facilities Commission (Karl)

The reserve study is divided into a general facilities study and a water system study. The reserve study review team met to perform a line-by-line analysis today. Edits and questions will go back to Accurate Reserve.

Water. Jake will be contacting the 42 lot owners who have not yet completed the cross-connection control survey. Periodic water tests are complete. All passed. Monthly water reporting to lot owners continues to evolve to improve reports. The meter reading equipment will be replaced soon. Water usage is normal. Transformers were installed to the water tanks. Desired amperage at the tanks was achieved. A vampire tap was discovered and work is underway to identify its location. The transfer switch in the pump house will be replaced.

Security cameras have been ordered. The lawn mower requires replacement. The commission recommends a zero-turn mower. Based on requirements the board approved an amount not to exceed \$9,000.

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.

Jake reports there have been 4 ACC requests since the annual meeting in May. We appreciate your efforts in submitting paperwork before work begins.

Shoreline Stabilization Report

No update.

Garden Season Updates

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

Stables Report

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

Old Business

None.

New Business

None.

The meeting adjourned at approximately 5:10pm.

The next meeting is September 21, 2024 at 4pm.