

Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

Board Meeting Minutes for October 19, 2024

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

Absent: Justin Davis

Others present: Jake Payne, Cindy Hieggelke, Erik Godo

Derek called the meeting to order at 4:07 pm.

The September board meeting minutes were approved as published.

General Announcements

PSE plans the following outages to improve system reliability. Tuesday, Oct 29 up to 3 hours between 1 and 4pm. Wednesday, Oct 30 up to 3 hours between 1pm and 4pm.

Winterization. Winter is approaching so please plan to winterize soon. Why? Last January we had more than 20 homes with frozen pipes leading to leaks, highlighting the need for homeowners to winterize their homes and take proactive measures such as: maintaining a minimum indoor temperature of 50 F if at all possible, keeping kitchen and bathroom cabinets open (especially if on an outside wall,) blocking the outside airflow vents in crawl spaces during the winter, and ensuring propane tanks are at least half full throughout the colder months. We understand that many people have generators, but in a few notable instances those failed to start or run continuously. And for those that don't have a generator, particular caution should be exercised anytime extreme temperatures are anticipated.

Cross Connection Survey. 9 lot owners have not completed the survey. Lot owners who have not completed the survey have been notified that October 21st 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. Thank you to everyone who has completed the survey.

Treasurer's Report (Teresa)

Checking	\$10,846	Money Market	\$48,314
Water CDs	\$302,113	Capital Reserve CD	\$108,854
Expenses September	\$7,920		

6 of 240 lot owners owe 2024 Assessments and 2 lot owners have liens.

Teresa distributed the 2024 Profit & Loss Actual vs. Budget for January 1 – October 18, 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: Picnic area bathrooms have been winterized and closed for the season. Coordinated bids for roof and gutter project. 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, etc. Equipment maintained as required. Performed regular cleanups of the shop, clubhouse, and community areas. Liaised with Pierce County as necessary.

Water: Efforts continue to get all lot owners to complete cross connection surveys. Only 9 remain. Flushed valves. Maintained tank road and areas around all water facilities. 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.

Security: There have been many complaints about dogs off leash and people not cleaning up after their pets. Please pick up after your pets and do not leave dog waste bags on roads or trails. Please secure garbage and eliminate outdoor food sources. Conducted regular and random security checks, coordinating with law enforcement as needed.

Water and Facilities Commission (Karl)

Usage was seasonally normal, though several leaks were addressed. We're reformatting monthly usage reports to continue to make it more readable. Work continues on security system communication links. Repair options for the rec room roof are being evaluated. We had extensive conversation about interpretations and conclusions of the HOA Reserve Study.

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 2 ACC requests since the last meeting. 1 danger tree and 1 shed permit.

Shoreline Stabilization Report (Derek)

No update.

Garden Season Updates (Cindy)

This was a bountiful growing season and the garden looks lovely. The final end of season date is October 31. 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. A shed was donated and recently installed.

Stables Report

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

Old Business

None

New Business

2025 annual budget items were discussed, with the goal of confirming next year's budget at the November board meeting. Teresa passed out copies of a Profit & Loss spreadsheet covering January 1, 2020 through October 19, 2024.

Water fees. Based on requirements outlined in the new CRR Reserve Study, the board voted to increase 2025 water fees to \$776/year/lot. The proposed increase would fund projected operating costs, and increase much-needed water system reserves.

Annual assessment. The board voted to maintain 2025 assessment fees at \$322/year/lot.

In summary, 2025 water fees are \$776, assessment fees are \$322, for a total fee of \$1098 / lot.

*A community information meeting is scheduled for **2:00pm on Saturday, November 16th, 2024** to provide additional background information about the 2025 water fee and annual assessment rates. Information regarding the HOA Reserve Study that helped inform these rates, as well as information regarding the Hazard Mitigation Plan will be discussed. The meeting will be held in the CRR recreation room and is open to all homeowners.*

The meeting adjourned at approximately 6:09 pm.

The next board meeting is November 16, 2024 at 4pm.