

Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

Board Meeting Minutes for April 19, 2025

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

Absent: Tim Smokoff, Jake Payne (Caretaker)

Others present: Jim Hart

Derek called the meeting to order at 4:03pm.

The March 2025 board meeting minutes were approved as published.

General Announcements

Water efficiency. As you think about Spring maintenance, one consideration is water efficient toilets. They are readily available, cost only a few hundred dollars, and they save water. Spring is also a good time to check and replace toilet flapper valves.

Pierce County burn ban effective June 1st. Additional details can be found [here](#).

Treasurer's Report (Teresa)

Checking	\$46,800	Money Market	\$63,322
Water CDs	\$386,450	Capital Reserve CD	\$110,500
Expenses March	\$16,784		

218 lot owners have paid their 2025 annual assessments (22 still owing). Two lot owners still owe their 2024 assessments. Only one lot has a lien.

Caretaker's Report (Jake as reported by Derek)

Many thanks to Carter Payne for setting up the equipment for the board meeting.

Office & Admin: Completed weekly plans, updated the database, managed communications, and prepared for the Board meeting. Coordinated with lot owners on various issues. Submitted receipts & stable payments.

Maintenance: Flapper valves in rec room toilets were replaced. One storage tank was cleaned. The pump house fence slats will be completed soon. Grounds and trail maintenance completed around the ball field, ranch house, picnic areas. Cleared trails. **Rec room is open 8am-8pm as indicated by a sign on the door.**

Water: 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. This was a heavy month for testing. Submitted regular reports to the water committee and Department of Health.

Security: Conducted regular and random security checks, coordinating with law enforcement as needed.

Water and Facilities Commission (Karl)

Progress continues on cross-connection control & certification. **Jake will contact select lot owners to clarify backflow assembly survey responses. In some instances a property visit will be necessary.** Leaks were identified and reported to homeowners. One meter and meter setter will be replaced soon. Completed section valve flushing. One water tank was cleaned. The bathtub in the ranch house requires repair and options are under consideration. A cold weather package will be acquired for the new pump house generator. Options to address tank road electrical issues are being considered.

ACC Commission (Doug)

Important reminder that all projects require an ACC permit to be submitted for approval before any work can begin. 3 ACC requests approved since the last meeting.

Shoreline Stabilization Report (Derek)

The Shoreline will be surveyed this year, and the board decided to put the survey on an every other year schedule.

Garden Season Updates (Teresa)

Cindy H sent sign up information to last year's box renters. Rental is \$25 per season per box, and boxes ARE currently available. Contact Cindy or Jake if you'd like one.

Stables Report

Two horses in the stables and four open stables. Please contact Jake or Wendy S if you have questions.

Old Business

Board Elections – Three board positions are up for election in May, and ballots will be mailed out this week. Martin, Tim, and Curt are running for re-election for the three open positions. We did have a couple of responses to the board interest form, though no additional residents wanted to be on the ballot. Instead those folks will likely join board subcommittees, perhaps with the intent of running for board positions in the future. Thank you for those responses.

As a volunteer board, we welcome any assistance and involvement from community residents. It doesn't take as much time as you think. We would love to build a deeper bench of volunteers for both the board, and the subcommittees. Please don't hesitate to reach out directly to Derek or any board member, or to reach out via Jake. Or simply attend a board meeting! All community members are always welcome.

New Business

Annual picnic

The annual picnic will be Saturday, May 17th 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 passed dish. 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 dessert
H – P, please bring a side dish or appetizer
Q – Z, please bring a salad

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.

The meeting adjourned at approximately 5:25pm.

The next meeting is the annual meeting on May 17, 2025 at 2pm (picnic before at noon.)