

## Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

### *Board Meeting Minutes for March 15, 2025*

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

**Absent:** Martin Chvoj (VP), Justin Davis

**Others present:** Jake Payne (Caretaker), Cindy Hieggelke

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

The January 2025 board meeting minutes were approved as published.

## General Announcements

**Opportunities.** Crystal River Ranch is *looking for lot owners who would like to join the board* during the upcoming election cycle. There are also opportunities to serve on commissions (such as water and facilities, ACC, shoreline, etc.). See the New Business section for additional information.

**Water meters.** Please do not place anything on top of your water meter. This includes tree branches, wood chips, gravel, etc. Water meters must be easily accessible at all times.

**Cross Connection Survey.** Only 2 lot owners have not completed the survey. If you are contacted by Jake to complete your survey, please cooperate. Lots that do not complete 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	\$152,690	Money Market	\$13,322
Water CDs	\$334,450	Capital Reserve CD	\$110,499
Expenses January	\$20,921	Expenses February	\$9,920

208 lot owners have paid their 2025 annual assessments (32 still owing). Two lot owners still owe 2024 assessments. 2 lots have liens.

Teresa distributed copies of the 2025 Profit & Loss Actual vs. Budget from January 1 through March 15, 2025.

## Caretaker's Report (Jake)

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

Maintenance: Built propane tank screen around pump house tank. Fixed gutter at rec room. Applied deicer and sand as needed. Exercised diesel generator at pump house. Monitored generators during power outages. **Rec room is open 8am-8pm as indicated by a sign on the door.** Filled potholes in gravel area. Installed one new mailbox. Completed fence slat install around well-head fence. The pump house fence will be completed next. Grounds and trail maintenance completed around the ball field, ranch house, picnic areas. Cleared trails.

Water: Efforts continue to get all lot owners to complete cross connection surveys. Only 2 remain. Meter reads completed for February & March. Updated Cross Connection Program Plan. Tank road cleared of downed trees and debris. Ordered new antenna for meter reads. Water quality monitoring schedule is in the works. 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. Completed a water class in January.

Security: Complaints continue regarding 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 obey posted speed limits. Conducted regular and random security checks, coordinating with law enforcement as needed.

## Water and Facilities Commission (Karl)

Leaks were identified and reported to homeowners. A cold weather package will be acquired for the new pump house generator. Testing requirements in accordance with the 2025 Water Quality Monitoring Schedule were discussed. Progress continues on cross-connection control & certification. One of the next steps is to assess select surveys to determine whether or not cross connection certification is required. The bathtub in the ranch house requires repair and options are under consideration. Security and telemetry work will continue when the weather warms up. The commission had a virtual meeting today to clarify aspects of the reserve study and to get specific questions answered.

## **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 approved (1 shed, 1 tank enclosure) since the last meeting.

## **Shoreline Stabilization Report (Derek)**

No update.

## **Garden Season Updates (Cindy H)**

Cindy H sent sign up information today to last year's box renters. Contact Cindy or Jake if you'd like a box. Box rental is \$25 per season.

## **Stables Report**

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

## **Old Business**

None.

## **New Business**

The board voted to remove the inoperable washing machine in the rec room. The dryer will also be removed. Neither will be replaced as their usage has declined significantly in recent years..

Board Elections – Three board positions are up for election in May. If you are interested in running for a board position, please submit the attached form to [crystalriverranch@gmail.com](mailto:crystalriverranch@gmail.com) by April 18, 2025. If you'd like to know more about the 8 meetings per year, contact your current board president at [DerekLMcKee@gmail.com](mailto:DerekLMcKee@gmail.com). We would love to hear from you! And don't hesitate to reach out even if you just want to know more about what is involved with thoughts about future involvement in mind. The more engagement and involvement we have, the stronger our community will be.

The meeting adjourned at approximately 5:15pm.

The next board meeting is April 19, 2025 at 4pm.