

Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

Annual Meeting Minutes for May 17, 2025

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

Absent: Justin Davis, Doug McGifford

Others present: Jake Payne (Caretaker), and approximately 36 people representing 23 lots.

Derek called the meeting to order at 2:06pm.

The May 2024 annual meeting minutes were approved.

General Announcements

US Forest Service Prescribed Burns. Watch your mailbox for a USFS announcement regarding prescribed burns planned for this summer.

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

Firewise. Information on how to better protect your home from wildfire is [here](#).

Firefighter's Breakfast. PCFD 26 is holding a firefighter's breakfast at the Greenwater Community Center on May 26.

Treasurer's Report (Teresa)

Checking	\$36,878	Money Market	\$63,326
Water CDs	\$389,607	Capital Reserve CD	\$111,213

219 lot owners have paid their 2025 assessment and water fees. 18 have not yet paid. Two lots owe for two years (and will be liened). One lot already has a lien on it.

Teresa distributed copies of the 2024 Profit & Loss Actual vs. Budget (January through December 2024), and the 2025 Profit & Loss Actual vs. Budget (January 1 through May 16, 2025).

Caretaker's Report (Jake)

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

Maintenance: Picnic area bathrooms are open for the season. Grounds maintenance completed around the ball field, horse shoe pits, ranch house, picnic areas and other common areas. Trails cleared as needed. Cleaned rec room, picnic area bathrooms, shop and other facilities on regular schedule. Serviced and maintained all equipment. Coordinated with contractors on projects. Stained picnic tables, built new mailbox run, built propane tank screening fences, installed screening slats in pump house fence and well head fence.

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. Submitted water tests with all results passing. Submitted regular reports to the water committee, lot owners, and Department of Health. Exercised section valves, flushed system, and cleaned tanks on regular schedule.

Security: Conducted regular and random security checks, coordinating with law enforcement as needed. Monitored security cameras. No significant security incidents to report. A bear has been reported numerous times along Mountainside Drive. Fish & Wildlife has set a trap.

Water and Facilities Commission (Karl)

The following projects were completed over the past year: Security cameras installed for ranch house, recroom and mailbox area; propane tanks and well site screens installed; electrical work for ranch house and rec room; HOA 1st year study complete and 2nd year update in progress; purchased replacement mower; cross connection survey is in final stage with detailed information for about 30 connections in progress.

The following projects are planned for the next year: install replacement transfer switch in pump house; repair/replacement electrical work to resolve tank road power issues; add security cameras and tank level communications; install new tank road gate; replace bathtub/shower in ranch house.

The following items are identified on the Reserve Study for 2025: Replace water pumps - \$24k, refurbish pumphouse - \$5k, replace playground equipment - \$50k, repair breezeway roof - \$23k.

ACC Commission (Jake)

Important reminder that all projects require an ACC permit to be submitted for approval before any work can begin. 20 ACC requests approved over the past year.

Shoreline Stabilization Report (Derek)

The Shoreline will be surveyed this year, and will continue on an every other year cycle. This is important to collect ongoing data.

Garden Season Updates

The season has begun, with a few boxes still available.

Stables Report (Wendy S.)

Two horses in the stables and four open stables. Please contact Jake or Wendy S if you have questions. Wendy thanked the board for improvements to the electrical system in the stables.

Old Business

Hazard Mitigation Plan. Curt provided an update on planning efforts. This is a multiple year effort in compliance with FEMA, state, and county requirements.

Board Elections – Three board positions are up for election. Mail-in ballots were reviewed. Martin, Tim, and Curt were reelected by acclamation.

New Business

USFS budget cuts and White River Forest Protection Association update.

Chris Hurst provided an update on US Forest Service budget and staffing cuts. He also provided an update on the excellent work being done by the White River Forest Protection Association. Many mission-critical Forest Service employees have been recently terminated, which will significantly impact our community. This will affect everything from user access to forest fires and trash pickup. Our help is needed. Please see the attached document for ways you can volunteer time or donate funds to support this important work.

The meeting adjourned at approximately 3:45pm.

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

The board convened for a short executive session at 3:57pm.

Officers were appointed as follows:

President: Derek McKee, Vice President: Martin Chvoj, Treasurer: Teresa Steel, Secretary: Curt Simonson

The board approved moving forward on the tank road electrical work, the ranch house bathroom repair, and the breezeway repair.

Executive session adjourned at 4:14pm.