

## Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

*Board Meeting Minutes for Sep 20, 2025*

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

**Absent:** Tim Smokoff, Justin Davis

**Others present:** Jake Payne (Caretaker)

Derek called the meeting to order at 4:01 pm.

The July 2025 board meeting minutes were approved as published.

### General Announcements

**Pierce County burn ban remains in effect.** Updated information can be found [here](#).

**Cross-connection survey.** Jake is contacting select lot owners to clarify backflow assembly survey responses. Good progress being made. **Please answer or return Jake's calls/emails.**

### Treasurer's Report (Teresa)

Checking	\$7,813	Money Market	\$12,647
Water CDs	\$392,869	Capital Reserve CD	\$112,839
Expenses July	\$21,553	Expenses August	\$24,588

10 lots owe 2025 assessments, 1 lot owes for 2024, and one lot with a lien. Teresa distributed copies of the 2025 Profit & Loss Actual vs Budget for January 1 through September 20, 2025.

### Caretaker's Report (Jake)

**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:** Periodic vehicle maintenance completed including oil change and tire rotation. Contacted county again regarding saplings in ditches. Completed required maintenance on all small equipment. Grounds and trail maintenance completed around the ball field, ranch house, picnic areas. Sprayed for insects. Cleared trails. Installed some new mailboxes. Pressure washed gazebo, picnic tables, walkways, etc. Stained picnic tables. Repaired picnic area bathroom door. Repaired volleyball net. Purchased sporting equipment and placed in box. Painted bathroom in ranch house.

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 regular reports to the water committee and Department of Health. Monthly water samples submitted with all results passing. Updated water system files and databases.

Security: Please note the speed limit is 25mph. Conducted regular and random security checks, coordinating with law enforcement as needed.

## **Water and Facilities Commission (Karl)**

The water system is working well. Usage for August was very low and static levels are good. Thank you to everyone for conserving water. Tank road electrical work is complete. Karl and Jake installed a new tank road gate. Common area security upgrade is moving forward. The draft 2026 HOA Reserve Study is ready for review. We need to review and comment. A periodic insurance policy review is underway.

## **ACC Commission (Doug)**

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

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

Nothing significant to report.

## **Garden Season Updates (Teresa)**

All is well.

## **Stables Report**

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

**Old Business** - None.

**New Business** - A financial audit is planned for early next year.

The meeting adjourned at approximately 5:25pm.  
The next meeting is October 18, 2025 at 4pm.