

## Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

*Board Meeting Minutes for January 17, 2026*

**Board Members:** Derek McKee (President), Martin Chvoj (VP), Curt Simonson (Secretary), Ron Oldham, Doug McGifford, Justin Davis, Tim Smokoff

**Absent:** Karl Goeres, Teresa Steel (Treasurer)

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

Derek called the meeting to order at 3:44pm.

The November 2025 board meeting minutes were approved as published.

### General Announcements

**Dogs off leash.** Numerous complaints have been received about dogs off leash as well as picking up after dogs. Note that this applies to both homeowners AND renters and should be conveyed to them as well. Please keep dogs on leash when they are not on your property, and remind all pet owners to leash and pick up every time.

**Fire extinguisher checks.** Now is a good time to check your home and auto fire extinguishers to ensure they are in good working order. It's also a good time to determine if replacement, or additional extinguishers are needed.

**Cross-connection survey.** Jake is contacting select lot owners to clarify backflow assembly survey responses. Good progress is being made with only 2 lots left to review. **Please answer or return Jake's calls/emails.**

### Treasurer's Report (Teresa)

Checking	\$133,425	Money Market	\$22,654
Water CDs	\$399,384	Capital Reserve CD	\$83,881
Expenses November	\$12,454	Expenses December	\$11,815

147 out of 240 lot owners have paid their 2026 annual assessment and water fee.

### 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. Communicated to board and homeowners regarding SR 410 closure and convoy schedules. Coordinated with the county regarding road plowing and ditch work during storm events.

Maintenance: Leak in rec room women's restroom ceiling repaired. Shower door also repaired. Grounds and trail maintenance completed around the ball field, ranch house, picnic areas. Cleared trails. Coordinated with contractors as needed. Cleared trees off tank road and other areas. Installed caution tape on portions of trail along the river. Completed dump run. Worked issues related to storms including clearing downed trees. Coordinated with PSE during power outages. Rotated pickup tires. Performed after-run maintenance and documentation on generators.

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 Jake directly, at 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. Coordinated with Lumen for telemetry repair during outage. Cleaned CL2 tank and refilled it. Fixed tubing on CL2 pump and rebuilt injector. Coordinated with Lumen to repair telemetry.

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

## **Water and Facilities Commission (Jake on behalf of Karl)**

Power & telemetry outages created significant challenges since the last meeting. The board thanked Jake for his exceptional efforts during storm events. The water system is working well. Annual water usage was the highest since 2021. The breezeway repair was successful. Reserve Study updates continue. We are working to get accurate estimates on how long our water pumps will last and how much it will cost to replace them. Also working to get cost estimates for future water tank repair and replacements. The board approved an amount not to exceed \$15,000 for cold joint water tank repairs.

## **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 (danger trees, dog run, wood shed) approved since the last meeting.

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

We lost some shoreline during the recent flood events. Please observe trail closed signs.

## **Garden Season Updates (Cindy by email)**

Hello neighbors! Interested in growing your own produce? Crystal River Ranch's community garden is gearing up for seasonal garden-box rentals. Everyone is welcome no matter your experience level. Please contact Cindy at 425-260-7932 with questions or to get a sign-up form. We hope to see you in the garden this spring!

## **Stables Report**

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

## **Old Business -**

Hazard Mitigation Plan. Curt submitted our updated plan in early December.

## **New Business -** None.

The meeting adjourned at 4:36pm.  
The next meeting is March 21, 2026 at 4pm.