

## Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

*Board Meeting Minutes for March 21, 2026*

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

**Absent:** Doug McGifford, Justin Davis, Jake Payne (Caretaker)

**Others present:** Anna Gilbert

Derek called the meeting to order at 4:04pm.

The January 2026 board meeting minutes were approved as published.

## General Announcements

**Many thanks to Jason Miller, and to Nathan and Carter Payne for their extraordinary efforts in support of the community during recent storms. Their spirit of volunteerism is greatly appreciated and the board cannot thank them enough for keeping critical systems running.**

### Treasurer's Report (Teresa)

|                  |           |                    |           |
|------------------|-----------|--------------------|-----------|
| Checking         | \$83,866  | Money Market       | \$122,868 |
| Water CDs        | \$399,384 | Capital Reserve CD | \$83,882  |
| Expenses January | \$16,334  | Expenses February  | \$7,775   |

192 lot owners have paid their 2026 annual assessment and water fee. Teresa distributed the Profit & Loss December 1, 2025 through March 21, 2026. She also distributed the Profit & Loss Budget Overview January through December 2026.

A Finance Committee was commissioned consisting of Derek McKee, Teresa Steel, Ron Oldham and Martin Chvoj.

## Caretaker's Report (Derek from Jake's notes)

**Office & Admin:** Contacted county regarding ditch work and signage replacement. 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:** Cleaned up debris after storms. Performed equipment maintenance. Cut-in new trail on the south end of the community, chipped it, and installed signs. Cleaned up tank road and added gravel along the ditch. Repaired roof flashing. Coordinated with contractors as needed.

Water: Updated water cheat sheet book and put inside pump house. Fixed tubing on CL2 pump, cleaned tank and refilled it. Installed new injectors. Reinstalled gutter on pump house. Assisted lot owners in finding meters. 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.

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

And again, given that Jake was away on a pre-planned vacation during our early March storm, the board and Jake want to thank Jason Miller, and Nathan and Carter Payne for their invaluable assistance.

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

All required tests have been accomplished and all have passed. All water documents have been submitted. We dodged a bullet again on snow melt and flooding. Detailed emergency cheat sheets really helped with keeping all systems operating. Met with Richardson about pump life expectancy and estimates. Working with Baker Silo to repair cold joints. Bollards were installed on Clear Springs Court to protect the stand pipe. Cross connection survey is down to one lot. Adjusted trail at south picnic area. A short section of railing will be installed along the river trail.

## **ACC Commission**

Important reminder that all projects require an ACC permit to be submitted for approval before any work can begin. No report this month.

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

Please observe all trail closed signs. We lost some shoreline during the recent flood events. In our initial review, the ground between the (since heavily marked) closed areas was found to be spongy, and there are new areas over-hanging the river. We will do a more thorough investigation of the area as the spring and early summer drier days allow, but it is **essential that all residents and guests honor the closed sections.** There are options to leave the trail and return just a few hundred yards down, so you don't have to entirely skip your walk. Thank you for understanding the extreme risk of danger currently present.

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

If you live in CRR and would like to rent a garden box this summer, please reach out to Cindy at 425-260-7932. Boxes are \$25 for the season. Hope to see you in the garden this spring!

## **Stables Report**

Two horses in the stables. Please contact Jake at [crystalriverranch@gmail.com](mailto:crystalriverranch@gmail.com), or Wendy S if you have questions.

**Old Business** - None.

## **New Business**

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 15. 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). Please note board meetings may be attended via Zoom. 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 of future involvement in mind. The more engagement and involvement we have, the stronger our community will be.

The meeting adjourned at 5:42pm.  
The next meeting is April 18, 2026 at 4pm.