

Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

Board Meeting Minutes for April 18, 2026

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

Absent: Martin Chvoj (VP), Justin Davis, Tim Smokoff

Others present: Jake Payne (Caretaker), Erik Godo

Derek called the meeting to order at 4:00pm.

The March 2026 board meeting minutes were approved as published.

General Announcements

Due to recent river bank erosion it is essential that all residents and guests honor posted signs indicating trail closures. The diversion onto and off of Riverview Way E is just a few hundred yards long and well signed. The rest of the trail is in great shape for walking. Happy Spring!

Treasurer's Report (Teresa)

Checking	\$78,283	Money Market	\$42,236
Water CDs	\$183,260	Capital Reserve CD	\$84,495
Expenses March	\$14,120		

206 lot owners have paid their 2026 annual assessments.

Financial Commission Report (Derek)

The commission reported on their first meeting including defining roles and responsibilities, monitoring financial assets, and clarifying commission objectives. They will meet roughly on a quarterly basis. Great thanks to Ron and Teresa for getting this initiative off the ground.

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: Built fences on either end of trail closure and put up signs. Ordered supplies, maintained equipment, cleaned up storm debris, and cleaned indoor work areas.

Water: Started on updating the Cross Connection Plan Guide Book. Reached out to water tank contractor. Exercised all valves and flushed entire water system. Cleaned water storage tank. Updated valve sheets. Cleaned up many downed trees on tank road. 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.

Water and Facilities Commission (Karl)

Pretty quiet compared to last month. Jake has cleaned all trails and common areas. Section valves have been flushed and the annual cleaning of one tank, per the alternating tank plan. All tests were completed and passed. Monthly water usage was good and static level was stable. Still waiting for estimates from a pump contractor. It's time to review/refresh the HOA Reserve Study and update it. Detailed daily work sheets have proven very helpful. Special thanks to Anna Gilbert, Ron and Jake for this long term but very helpful process.

ACC Commission (Doug)

Important reminder as we enter Spring that all projects require an ACC permit to be submitted for approval before any work can begin. No ACC requests since last meeting.

Shoreline Stabilization Report (Derek)

Please observe all trail closed signs. We lost some shoreline during the recent flood events, in particular in the trail behind homes on Riverview Way E. 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. Several trees were lost and created bank instability. We are signing the trouble areas aggressively because the board is concerned about safety liability. As things stabilize, we promise to remove signs and reopen all that is possible as quickly as possible. **Please honor the closed section.** Thank you for understanding.

Garden Season Updates (Teresa)

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. The sun is shining and now is the time!

Stables Report

Two horses are in the stables, with plans for a third soon. Please contact Jake at crystalriverranch@gmail.com, or Wendy S if you have questions.

Old Business

Hazard Mitigation Plan. Curt reported our plan was approved by the county and the state. It is currently being reviewed by FEMA. Great thanks to Curt for pushing this forward!

Board Elections – Three board positions are up for election in May, and ballots will be mailed out this week. Teresa and Rob are running for re-election, while we are excited to have Anna Gilbert running for the third open position. Great thanks to Justin Davis for his service to the board, as his term will expire with the May meeting. As a volunteer community board, we welcome any assistance and involvement from community residents. It doesn't take as much time as you think. We would love to build a deeper bench of volunteers for both the board, and the subcommittees. Please don't hesitate to reach out directly to Derek or any board member, or to reach out via Jake. Or simply attend a board meeting - All community members are always welcome!

New Business

Annual picnic. The annual picnic will be **Saturday, May 16th at 12 noon**, at the main covered picnic area (near the mailboxes). All CRR residents are encouraged to attend. BBQ sandwiches (the primary entree) will be available, but we ask folks to bring a passed dish. Note that last year we had plenty of food, so don't let the passed dish be the reason you don't attend. Residents with last name beginning with...

A – G, please bring a salad

H – P, please bring a dessert

Q – Z, please bring a side dish or appetizer

Following the Noon Picnic will be the Annual Meeting at 2pm, which serves as this month's board meeting. All property owners and families are encouraged to attend.

The meeting adjourned at 4:54pm.

The annual meeting is May 16, 2026 at 2pm (**Picnic before at noon.**)