

Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022
Telephone: (360) 663-2416 Email: crrranch@tx3.net

Board Meeting January 17, 2009

Vice President Frank Prien called the meeting to order at 4:02 PM.

Members present: Frank Prien, Diane Thompson, Melanie Burton, Curt Simonson, Brian Miller, Teresa Steel and Steve Lewis

Members Absent: Karl Goeres, Wendy Scholl

The Minutes of the November 15, 2008 meeting were accepted.

Treasurer's Report.

CRR Financial Report January 17, 2009

Mt. Rainier Bank (part of Columbia Bank)	
Checking account:	\$10,769.50
Money Market account:	\$52,240.46
Equipment reserve CD	\$18,617.73
Water reserve CD	\$15,914.46
Expenses: January 1 to Jan 17	\$2,872.12
December	\$7,658.17

2009 annual assessments have been paid by 70% of lot owners. Assessments are due by January 31, 2009. Four people still owe assessments for prior years.
Diane Thompson, Treasurer 360-663-2282 dianecthomp@msn.com

CARETAKERS REPORT

Jim reported that his main duty has been snow removal. There were reports of 6 to 10 homes with frozen / broken water pipes and water usage increased near 200,000 gallons during that week. The rain caused flooding in the Ranch Shop, Rec Room and Barn. A reminder to all home owners that it's wise to check or have someone check on your home during unusual weather. Check the Rec Room bulletin board or at mailboxes for Snow Removal Information.

ACC REPORT

Melanie Reported that there have been 4 new Permits Issued:
1 Building, 2 Sheds, 1 Home addition.
A letter was sent to a home owner in response to the complaint about construction debris on his lot visible to his neighbors.

FACILITIES REPORT

No Meeting

STABLES REPORT

Jim Harte reported that the stables flooded but clean up has been completed and as soon as spring comes the rest of the corral posts will be replaced.

WATER COMMISSION REPORT

Frank reported that the insurance status of the pump house, equipment, and the water tanks is being investigated. CRR will be sending a letter to Hancock asking them to reconsider any logging above Mountainside Dr.

RIVER PROJECT REPORT

An abbreviated report was given by Tom Thompson. A more detailed report is included as an addendum to this newsletter.

NEW BUSINESS

Homeowners from Mountainside attended the meeting to discuss drainage ditches that are overflowing and the inability of the County to respond to complaints about overflow and erosion. There was an identified need for the affected lot owners to get together and present a united effort to the County concerning its lack of response to complaints.

The Greenwater Fire Department is addressing the power surges and the lack of backup power for phone service and the ability to access 911 in the case of an emergency.

Lot owners who sustained electrical damage due to power surges should contact PSE. Ask what you can do to prevent future "power surge" losses.

If your home sustained measurable weather related damage since Mid-December, the Pierce County Dept. of Emergency Management is collecting damage information from home owners affected. Report by calling 1-866-798-6363 between 8 a.m. and 4:30 p.m.

Have following info ready:

Name and address of affected property

Type of insurance and deductible amount

Description of damage, even if uninsured

Personal estimate of uninsured losses

Estimated fair market value of damaged home

The Meeting was adjourned at 5:42 PM.

Next Board meeting, March 21, 2009 at 4:00 PM in the Rec Room

Facilities at 3:00 PM

ACC at 3:30 PM

Minutes of January 10, 2009 CRR River Meeting

Present: Karl Goeres, Wendy Scholl, Diane Thompson, Tom, Thompson, Steve Lewis, Brian Miller, Gerry Bouthillier

- Wendy Scholl got the LIDAR—fly over measures— data set from the State. This is important to Russ Lawrence who will be our in river and overall project engineer.
- To address questions of who owns various portions of the White River bed we have found out that property lines can be overlaid on aerial photos we have. This is available electronically from the county.
- We discussed the letter following up the CV meeting of the 20th December, and the letter was mailed to all CV property owners on 1-12-09 so they would have it in time for their annual meeting on 1-17-09.
- Diane has contacted Duane Rivara, Shawn Bunney's assistant to schedule a meeting with Shawn. We will ask him to expedite our application so we can be approved in the 2009 fish window. Check on the application for the rock which the county has promised to provide from their quarry. We need large rocks 6-7 man size. Permits needed before we can obtain the rock.
- Diane and Tom will draft a letter to all CRR lot owners to provide them with updated details on the project and the financing.
- Meeting scheduled Jan 13th , Tuesday, with the tribes and services to discuss rock verses wood construction materials for porous weirs.
- Jan 14, Wed Meeting with Sam Yekalum to go over SEPA submission.

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Board Meeting March 21, 2008

Vice President Frank Prien called the meeting to order at 4:00 PM.

Members present: Frank Prien, Diane Thompson, Melanie Burton, Karl Goeres, Wendy Scholl, Steve Lewis, Curt Simonson, Brian Miller, and Teresa Steel.

Also: Tom Thompson, Jim Harte

Secretary Melanie Burton read the minutes of the January 17, 2009 meeting. The minutes were accepted as read.

TREASURER REPORT

CRR Treasurer's report March 21, 2009

Balance in Checking account	\$ 19,887.25
Money Market Accounts	\$52,284.79
CD (equipment reserve) @4.88%	\$18,733.40
Water Reserve CD	\$15,914.46
Expenses:	
January	\$10,606.72
February	\$6,416.23
March to date	\$2,470.55

Thanks to 92% of CRR Lot owners who have paid their annual assessment. Lot owners, who owe dues, please pay promptly. If you have any questions please call;

Diane Thompson, Treasurer

360-663-2282 or email dianecthomp@msn.com

CARETAKERS REPORT

Jim reported that the water system is functioning well. Water system generator serviced. A break in was reported on Mountainside Dr. Snow removal continues. Jim attended a Pierce Co. meeting for Region 5 Hazard Mitigation Plan Phase II, information can be found at www.co.pierce.wa.us/pc/abtus/ourorg/dem/EMDiv/Mit.htm . Next meeting will be in April. We may have a presentation at May meeting.

ACC REPORT

Melanie reported that there are no new permits.

FACILITIES REPORT

No report

STABLES REPORT

Jim Harte reports there are eight full time horses. More posts and rails were purchased and fence repair will continue weather permitting.

WATER COMMISSION REPORT

Frank reports he is having Jim research our water rights vs usage and report next meeting.

RIVER PROJECT REPORT

Information requested by PALS is being developed. This includes letters, hydraulic modeling clarification and historical documentation of weirs. Arrangements have been made for new aerial photographs to document the current configuration of the river. PALS are trying to force us to obtain a variance to work in the flood plain and to perform two dimensional modeling which we are working to avoid. Greenwater Fire Dept. #26 submitted their input and information about the project. River account report: Money Market/Checking- \$216,948.38, CD's- \$500,000. All deposits are covered by insurance. Our river engineer, Russ Lawrence has left Pace engineers and is now working under StreamFix. A new contract has been signed with StreamFix for his services (at a lower rate than with Pace). The board approved the river committee to contact an attorney for legal advice for processing our permit through PALS. We are continuing to prepare for emergency work (which also requires permits).

NEW BUSINESS

Frank moved that a \$75.00 transfer fee be charged whenever there is a property sale for the preparation of documents of conveyance, payable to the Ranch. There is a considerable amount of time involved in the document preparation.

CRR BOARD

There is a call for lot owners who want to be considered for the Board. There are three positions open and we need your help. New people bring new ideas to the board and to the delivery of services.

Please fill in the attached self nomination form or email info to CRR. **Must be received by April meeting.**

Meeting was adjourned at 5:45 PM.

Next Board meeting, April 18, 2009 at 4:00 PM in the Rec Room

Facilities at 3:00 PM

ACC at 3:30 PM

REMINDER MAY IS ANNUAL MEETING / BBQ POTLUCK GREAT TIME TO MEET THE NEIGHBORS

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Board Meeting April 18, 2009

President Teresa Steel called the meeting to order at 4:05 p.m.

Members present: Teresa Steel, Diane Thompson, Brian Miller, Frank Prien, Karl Goeres, Melanie Burton, Curt Simonson and Wendy Scholl.

Member(s) absent: Steve Lewis

Also present: Tom Thompson, Orv and Donna Nelson, Jackie Prien, Rick Collins, Jim Harte

The minutes of the March 21 meeting were accepted as read motion made and seconded.

Treasurer's Report	<p>Checking \$ 14,155.69 Money Market \$ 52,313.22 Equipment reserve CD \$ 18,733.40 Water reserve CD \$ 15,914.46 March Expenses \$ 5,737.09 April expenses to date: \$ 782.01</p> <p>18 Lot owners owe their annual assessment. Dues must be current to vote on CRR business at the annual meeting. We will be sending out intent to lien notices followed by placement of lien in 30 days.</p> <p>Diane Thompson, Treasurer 360-663-2282 dianecthomp@msn.com</p>
Caretakers report	<p>Jim McKinley reported that security has been good, except for vandalism in Rec-room in the form of discharge of fire extinguisher in the kitchen. Parents are reminded that children must be supervised. Jim has been able to begin some yard cleanup as the snow melts. Repair was made to covered walk caused by heavy snow loads, repair leak at yard hydrant, pick up cans etc. from roads and ditches. Jim attended the WOW Conference as part of his continuing education units.</p>

Commission Reports

Facilities	No report
Architectural Control	Curt reported that there were no permit requests.
Stables	There are 8 full time horses in the stable. No report.
Administrative Support	No report.

Water	Frank reports system is working well
White River Project	Karl reported with a summary of the work in progress. We are still working on permits. He identified a potential option to redesign the weirs and other work outside of the river channel. Karl gave estimated excavation time and amounts of rock need to build weirs. Brian and Karl have been pricing the rock that will be needed. Karl indicated that we are ready to haul rock into CRR. The board approved the purchase and the hauling of the rock to CRR.

New Business

Surface water on Mountainside Dr	Concerns continue to be expressed by some Mountainside Drive property owners about future risk of water runoff and possible subsequent mudslides. Hancock has recently logged over the crest of the CRR ridge NW side directly above a few CRR Mountainside Drive homes. Wendy Scholl has some information and is willing to meet with one or more Mountainside Drive property owners. She suggests a Mountainside property owner take a lead on this, organize other concerned property owners and define what tasks by who and by when should be done. Wendy Scholl email: wscholl@gmail.com or call her Monday through Thursday at 206-528-0485.
Crystal River Ranch Annual Picnic	Yes, it's that time again. The annual "PICNIC" for Crystal River Ranch is May 16 th . Let's all get out and have a great time. It's a good time to meet many of the new and long time residents of our community. B-B-Q Hamburgers and Hot Dogs, refreshments and condiments will be provided by the ranch. The picnic will start at 12 noon. Members whose last name begins as follows please bring: A-G Side Dish H-P Salad Q-Z Dessert
"JIMS FORCAST IS 60'S AND SUNNY" (But bring a coat)	

Meeting adjourned at 5:35 p.m.

Meetings: Upcoming Meeting on May 16th, 2009

PICNIC STARTS AT 12:00

The Annual Business meeting will be held at 2:00 p.m. following the picnic.

This meeting will be held in the rec. room and lot owners are encouraged to participate on one of the commissions. Contact a Board member, or call or email the Ranch office.

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Annual Meeting May 16, 2009

President Teresa Steel called the meeting to order at 2:04 p.m.

Members present: Teresa Steel, Diane Thompson, Brian Miller, Frank Prien, Karl Goeres, Melanie Burton, Curt Simonson and Wendy Scholl.

Member(s) absent: Steve Lewis

Also present: Approximately 50 lot owners, family and guests.

The minutes of the May 17th, 2008 meeting were accepted as read motion made and seconded.

<p>Treasurer's Report</p>	<p>Income: \$ 250.00 annual dues plus water fee of \$120, \$90, \$60 depending on full, part-time or undeveloped lot. (\$370, \$346, \$310) Billed in December and due by January 31 of each year. Annual budget is developed at the October board meeting and finalized at the November board meeting. Annual budget is available by request.</p> <p>Bank: Mt. Rainier Bank -electronic online banking. We have the following accounts:</p> <table data-bbox="516 1102 1234 1228"> <tr> <td>Checking</td> <td>\$ 7,238.70</td> </tr> <tr> <td>Money Market</td> <td>\$ 52,334.72</td> </tr> <tr> <td>Equipment reserve CD</td> <td>\$ 18,847.49</td> </tr> </table> <p>Overdue assessments: 13 Lot owners still owe payment (7 Full Time, 5 Part Time, and 1 Undeveloped). Intent to lien notices have been sent. Liens will now be placed on all delinquent properties.</p> <p>Diane Thompson, Treasurer 360-663-2282 dianecthomp@msn.com</p>	Checking	\$ 7,238.70	Money Market	\$ 52,334.72	Equipment reserve CD	\$ 18,847.49
Checking	\$ 7,238.70						
Money Market	\$ 52,334.72						
Equipment reserve CD	\$ 18,847.49						
<p>Caretakers report</p>	<p>Jim McKinley reports yard work has begun now that snow is gone. There has been additional snow damage. Security has been OK no reports of break-ins. Water system is working well; Jim asks that you please help with conservation. Some trail work to be done, although some river trails will have to remain shut for safety. Do not use trails marked closed.</p>						

Commission Reports

<p>Facilities</p>	<p>Karl reported the irrigation work is half completed and will be finished this year. Painting along with other necessary maintenance projects are scheduled throughout the year.</p>
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Architectural Control	Curt reported that this was a slow year for permits. There were a total of eight permits issued, 1 new home, 2 sheds, 2 additions, 2 remodels and 1 detached carport.
Stables	There are 8 full time horses in the stable. Fence repair is continuing. Jim Harte says there is more horse compost available.
Water	Frank reports system is working well. We will start our water meter install this summer. Lot owners will be notified by Jim.
White River Project	Wendy Scholl reported on the River Project and Diane Thompson reported on the amount of money spent. Tom Thompson, Karl Goeres, and Brian Miller have all spent an enormous amount of time working on our behalf on this project. Right now rock for the project has been purchased locally and is being trucked in and stored at the Ranch. Diane, Wendy and Karl fielded questions about the progress of the project to keep everyone informed. See attached report.

New Business

Department of Emergency Management (DEM)	Report by Lou Dooley for Emergency Preparedness. He reviewed the mitigation for natural hazards. He helps communities prepare for impending hazards, specifically to help CRR to apply for grants available to prepare for impending hazards and have some pre-disaster funds available. The plan needs to be developed before any funds may be applied for. Jim added that the Fire Department is also working on developing a plan. There are a total of five groups in the greater Greenwater area that are interested in participating in the pre-disaster planning. The first meeting will be this coming Thursday, May 21, 2009, at 1:00 PM in the Rec Room. One of the immediate concerns is the lack of communication, 911 emergency calls, during a power outage. Check with Explore Greenwater on line to get more information.
Board Elections	Frank made a motion that the three unopposed members running for the board be accepted by acclamation. Seconded and approved by a unanimous vote.

Meeting adjourned at 3:26 p.m.

Meetings: Upcoming Meeting on July 18th, 2009

Crystal River Ranch Water Quality Report 2008

Where your water comes from

Your water comes from two underground sources called an aquifer approximately 275ft. deep located at the end of Meadow Way East. At present we pump 220 gallons per minute (G.P.M). Before water enters the system we disinfect with Sodium Hypochlorite (disinfectant) to protect you from microbial contaminants. We also have a third emergency source; this well is less than 100ft. deep and delivers 12G.P.M. All water we deliver is subject to state testing requirements.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing Chemotherapy, Organ Transplant patients, people with HIV/Aids, Elderly and Infants can be particularly at risk from infections. These people should seek advice about drinking water from their Health Care Providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants are available from the **Safe Drinking Water Hotline (800-426-4791)**.

Drinking water, including Bottled Water may contain small amounts of some contaminants. Their presence does not necessarily pose a health risk. More information about contaminants and potential health effects can be obtained by calling the **EPA's Safe Drinking Water Hotline (800-426-4791)**.

Contaminants that may be present in source water before treatment include;

- 1) Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, livestock operations and wildlife.
- 2) Inorganic contaminants, salts and metals which can be naturally occurring or result from storm waters runoff, Industrial or domestic wastewater, oil and gas production, mining or farming.
- 3) Pesticides and herbicides may be from Agriculture and residential uses.
- 4) Radioactive Contaminants occur naturally.
- 5) Organic Chemical Contaminants, including Synthetic and Volatile Organic Chemicals, which are by-products of Industrial process and petroleum Products, gas stations, stormwater runoff and septic systems.

In order to ensure that tap water is safe to drink, EPA prescribes regulations which limit the amount of certain contaminants in water provided by public systems. We treat our water according to EPA's regulations. The same regulations apply to bottled water.

Testing requirements for Crystal River Ranch for 2008 were;

Monthly biological bacteria	not-detected
Nitrate	Below State levels
Lead and Copper	Below State levels

Waivers are issued if past tests are proven not to be at risk in this system

What about Nitrate?

Nitrate in drinking water at levels above 10 parts per million is a risk for infants of less than six months of age. High nitrate levels in drinking water can cause Blue Baby Syndrome. Nitrate levels may rise quickly for short periods of time because of rainfall or farming activity.

Improvements:

Water meter installation will begin this summer. Jim will notify you before any work begins. Your Water Commission tries to meet once a month. Check your newsletter for dates and times.

Conservation:

Please help conserve water by watering during non peak hours such as in the early morning or in the evening, don't over water, repair leaks and dripping faucets. Thanks

If you have any questions please call Jim Mckinley @ (360) 663-2416 or E-Mail crrranch@tx3.net

Drink up and
ENJOY!!!

2009 Annual Property Owners Board Meeting

May 16, 2009 CRR River Committee Project Status

(W. Scholl, D. & T. Thompson, K. Goeres, B. Miller)

Project needs and community objectives remain the same. These are:

1. Preserve water system (high risk)
2. Prevent further loss of CRR property due to bank instability and on-going erosion
3. Provide comprehensive shoreline solution required by Pierce County

Constructing in-channel weirs is too expensive due to permitting difficulties coming from multiple sub-agency requirements. Some of the major issues for in-channel weirs are:

1. 2-dimensional modeling
2. Environmental impact study, which will take years
3. Crystal Village

CRR modification to project objective:

To construct off channel buried stone vanes (weirs) that will protect the well heads and prevent CRR community property loss. Construction completion anticipated 2009 - 2010. See the rationale below.

Current change in project direction regarding permit re-submittal just started May 2009 for 14 rock vanes ground embedded in CRR community property (3 community shoreline parcels).

The rationale for using an off-channel permit process direction is to avoid high costs. CRR is unable to meet an anticipated delay of years mainly due to:

1. Corps of Engineers:
 - a. US Fish and Wildlife (USFW)
 - b. National Marine Fisheries Services (NMFS)
2. Tribes: (from perspective of fish & rock vs. wood)
3. Environment Impact Statement
4. Pierce County: Current additional requirement pertaining to flood elevation rise to provide cost prohibitive 2 dimensional hydrology / hydraulic modeling. CRR has provided 1 dimensional modeling that concludes no flood elevation rise or negative cross shoreline affect. Engineering experts have advised that expensive 2 dimensional modeling will not provide different outcome.
5. Crystal Village: Small group still wanting CRR to pay for their shoreline protection and/or provide full indemnification to cover any future CV shoreline losses.
6. Work ahead will not be confined to 3 week (Jul-Aug) fish window since the work is inland
7. Less installation cost as the following not needed:
 - a. Full trees with root wads (large woody debris - lwd)
 - b. Fish collection and/or special stream routing
 - c. Access route(s) for large equipment into river
 - d. Elaborate bank repair grading and more expensive landscaping

There is a small opportunity right now to purchase large rock at an excellent price, with shortest haul and reasonable hauling expense. Where to stockpile rock on CRR community property or close proximity and obtain proper permitting from the county is in process.

CRR Property Loss Continues:

From Pump House to Ordinary High Water:		
2006	2007	April 2009
280 ft	220 ft	213 ft

Sorrall Way Upstream of Wellheads:		
1996	1999	April 2009
131 ft	99 ft	65 ft

With change in project direction, future costs are still within project funding to cover permit re-submittal, project management, material, construction and engineer's as-built final.

Diane Thompson, CRR Treasurer:

1. River Projects Assessments collected since April 2008 - \$ 924,593.40 + \$ 4,861.13 interest

Project Expenses: CDM and PACE Engineers	\$ 212,117.87
Permitting Fees and Administrative Expenses	9,307.71
Emergency Construction Costs (rock and truck)	<u>20,000.00</u>
Net Income	\$ 685,235.51

2. CRR will be borrowing \$250,000 - 300,000 to cover project costs for those who are financing their assessment.

3. Bank required property liens on lots owners who chose time payment plans or those who have not responded to the assessment option letter.

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Board Meeting July 18, 2009

President Teresa Steel called the meeting to order at 4:08 PM

Members present: Teresa Steel, Brian Miller, Frank Prien, Karl Goeres, Curt Simonson and Wendy Scholl.

Member(s) absent: Steve Lewis, Melanie Burton, Karl Goeres, Diane Thompson.

Also present: Jim Harte, Diane Gebenini

The minutes of the May 16 2009 meeting were accepted as read. Motion made and seconded.

Treasurer's Report	Checking \$ 6,236.71 Money Market \$ 32,372.24 Equipment reserve CD \$ 18,847.49 Water reserve CD \$ 15,994.01 May Expenses \$ 7,253.46 Expenses to date: June \$ 6,901.37 July \$ 6,910.43 Liens have been placed on all lots that have not paid their annual assessments. Our annual budget is based on prompt participation by all 240 lot owners. Prompt payment is encouraged. Diane Thompson, Treasurer 360-663-2282 dianecthomp@msn.com
Caretakers report	Jim McKinley reported that security has been good. Water system is in good shape. Water usage is up now that summer is here, please help conserve. Planning to start water meter project in August. Repaired lawn mower, some trail work and chipping.

Commission Reports

Facilities	No report
Architectural Control	Curt reported that there were no permit requests.
Stables	Jim Harte reports there are 7 horses currently in stables, one current opening. Contact Jim McKinley if you are interested. Replacement of corral fence continues with approximately 75% completion. Stable committee recently met and updated the stable rules.
Administrative Support	No report.

Water	Frank reports system is working well.
White River Project	<p>Attending 2pm Open Forum: Sue Heather, Rick Collins, Liz Enger, Frank Prien, Jim Harte, Curt Simonson, Ray Knoll, Jim McKinley, Orv and Donna Nelson, Wendy Scholl</p> <p>In Progress:</p> <ol style="list-style-type: none"> 1. Rock stockpile permit submittal targeted Monday 7/20 2. Continuing to purchase only large rock from Enumclaw Quarry 3. Attorney and project team working on last two re-submittal issues, e.g. ordinary high water (OHWM) and fill vs. structure 4. Russ Lawrence notifying WDFW regarding identification of OHWM 5. Tasks and on-going communication with group of CRR owners who either are re-financing, selling, etc. 6. Kate Stenberg, CDM, Russ, Wendy and Karl working on master application, SEPA re-submittal content <p>Recent Accomplishments:</p> <ol style="list-style-type: none"> 1. Master application and SEPA requirement documents for rock stockpile permit 2. Document citing regulations regarding county, state and federal levels defining what fill vs. structure is pertaining to CRR proposed buried rock vanes, re-vegetation guideline 3. Rough estimate of projected expenses compared to project budget. Note: Accomplishing a detailed projected cost is a priority task and will be done when re-submittal permit requirements are finalized by PALS (Pierce County Planning & Land Services). 4. Property liens securing property owner debt per the CRR Association By Laws and required by Thurston Bank are complete on all CRR owners either paying monthly, quarterly, or who have not paid at all. 5. On-site identification by Russ Lawrence 7/14 with Brian and Karl for purpose of finalizing OHWM and rock vanes location to enable finalizing the project site plan. <p>Anticipated Best Schedule 2009 (multiple dependencies, e.g., determination of regulation requirements, duration PALS and other agencies consume, etc.):</p> <ol style="list-style-type: none"> 1. August - all permit re-submittal content to PALS targeted 2. September - PALS review and their determination received by CRR 3. October - public review period 4. November – CRR permitting secured and balance of project financing established via loan process with Thurston Bank (backed by FDA) 5. November to December - trenching, placement of rock for the well heads protection is first priority rock vane's group

Old Business

Hazard Mitigation Plan	Curt and Jim reported that we are making steady progress on Hazard Mitigation Plan development. The following sections of the plan have been drafted: CRR Profile, Dependencies, and Infrastructure.
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New Business

Fire Wood Sale	Trees removed during river project are available to purchase as firewood. <ol style="list-style-type: none">1. E-Mail or call Jim McKinley if you are interested by August 6th.2. Must be a lot owner, current with dues.3. \$50 per pick-up load. One load per owner to start.4. Proceeds will go towards river project.
Greenwater Flood Plain Project	Wendy expressed concern with some aspects of the 16 engineered log jams proposed for construction on the Greenwater River. Crystal River Ranch's concern is possible risk to the SR 410 bridge if these log jams are not adequately anchored and secured. She will attend the Greenwater Improvement Meeting July 19 at 11:00am.

Meeting adjourned at 5:15 p.m.

Meetings: Upcoming Meeting on September 19th, 2009

Facilities – 3:00

ACC - 3:30

Board Meeting – 4:00

All lot owners encouraged to attend

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Board Meeting September 19, 2009

President Teresa Steel called the meeting to order at 4:08 PM

Members present: Teresa Steel, Brian Miller, Frank Prien, Karl Goeres, Curt Simonson, Wendy Scholl, Diane Thompson, Melanie Burton and Steve Lewis

Also present: Jackie Prien and Tom Thompson

The minutes of the July 18th, 2009 meeting were accepted as read. Motion made and seconded.

Treasurer's Report	Checking	\$ 2,425.81
	Money Market	\$ 22,387.84
	Equipment reserve CD	\$ 18,963.55
	Water reserve CD	\$ 16,076.65
	Expenses	
	July	\$ 11,910.24
	August	\$ 6,901.37
	September	\$ 6,910.43
	River account	\$ 666,875.75
		<p>Ten lot owners have not selected a payment plan for the special assessment. Everyone else has paid in full or is making monthly or quarterly payments. The Board thanks you for your cooperation.</p> <p>Reminder: Liens have been placed on all lots that have not paid their annual assessment or have not paid the river assessment in full. Outstanding debts are due at sale or refinance (see by-laws). Loan balance for the river assessment is calculated at 8.38% annual interest on the \$4,784 assessment minus credit for the amount paid. Please email me if you have questions about your specific situation.</p> <p>Diane Thompson, Treasurer 360-663-2282 dianecthomp@msn.com</p>
Caretakers report	<p>Jim McKinley reports firewood was stolen from a residence on Alpine Dr. Please watch for suspicious activity and call Jim or 911. Water system is doing well. Some meters have been installed and installation will continue weather permitting. Ranch house was painted, new roof was put on bike rack and sprinkler system is almost complete.</p>	

Commission Reports

Facilities	No report
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Architectural Control	Curt reported that there were no permit requests. A letter was sent to a lot owner about building without ACC or Pierce Co. permits
Stables	There are 7 full time horses in the stable. We do have room for one contact Jim Mckinley or someone from stable committee.
Administrative Support	No report.
Water	There was discussion about rental and ADU vs. single family home water billing and if there should be different rates due to double water usage.
White River Project	All the money is FDIC insured and the income continues to come in from those who elected to pay monthly or quarterly. The river project has been adequately funded for the purpose of future maintenance and repairs. Karl reported on the river progress, see attached sheet.

Old Business

Hazard Mitigation Plan With Pierce County	No meeting since last report. Curt continues working on risk assessment portion.
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Fire Wood Sale	Trees removed during river project are available to purchase as firewood. <ol style="list-style-type: none"> 1. E-Mail or call Jim McKinley 2. Must be a lot owner, current with dues. 3. \$25 per pick-up load. 4. Proceeds will go towards river project.
Greenwater Flood Plain Project	Addressed the fact that the 410 Bridge is functionally obsolete. There is a large pile of woody debris piled up beside the 410 Bridge. Greenwater folks need to be involved Plain Project in the problems that would be caused by the bridge failure. A reminder a good idea to have an emergency kit put together just in case we have another situation like last winter.

Meeting adjourned at 5:57 p.m.

Meetings: Upcoming Meeting on October 17th, 2009

Facilities – 3:00

ACC - 3:30

Board Meeting – 4:00

ALL LOT OWNERS ARE ENCOURAGED TO ATTEND

Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022
 Telephone: (360) 663-2416 Email: crrranch@tx3.net

Board Meeting October 17, 2009

President Teresa Steel called the meeting to order at 4:03 PM

Members present: Teresa Steel, Frank Prien, Karl Goeres, Wendy Scholl, Diane Thompson, Melanie Burton and Steve Lewis

Members Absent: Brian Miller and Curt Simonson

Also present: Jackie Prien

The minutes of the September 19, 2009 meeting were accepted as read. Motion made and seconded.

Treasurer's Report	<p>October 17, 2009</p> <table> <tr> <td>Balance in Checking account (Oct 14)</td> <td>\$8,716.24</td> </tr> <tr> <td>Money Market Account</td> <td>\$12,391.96</td> </tr> <tr> <td>Equipment Reserve CD</td> <td>\$18,963.55</td> </tr> <tr> <td>Water Reserve CD</td> <td>\$16,076.65</td> </tr> <tr> <td>Expenses:</td> <td></td> </tr> <tr> <td> September</td> <td>\$7,783.13</td> </tr> <tr> <td> October (to date)</td> <td>\$1,478.45</td> </tr> </table> <p>Please email me if you have questions about your specific situation. Diane Thompson 360-663-2282, email: dianecthomp@msn.com)</p> <p>Account Balance for River Project is \$654,820.32.</p>	Balance in Checking account (Oct 14)	\$8,716.24	Money Market Account	\$12,391.96	Equipment Reserve CD	\$18,963.55	Water Reserve CD	\$16,076.65	Expenses:		September	\$7,783.13	October (to date)	\$1,478.45
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Caretakers Report	<p>Jim McKinley reports no security issues here at ranch but has been told of up to five cabins broke into near Silver Springs. Water main was broken by a homeowner causing water outage for several lots. PLEASE CALL BEFORE YOU DIG. One leak was discovered due to freezing. Be sure and disconnect hoses etc.</p>														

Commission Reports

Facilities	Karl reported they are planning for next years projects
Architectural Control	No new permits
Stables	There are 7 full time horses in the stable. We do have room for one horse. Contact Jim Mckinley or stable committee member.
Administrative Support	No report.

Water	Frank reports system is working well.
White River Project	<p>CRR Upland Erosion Control Project: Board Meeting Update Saturday 10/17/09 CRR Ranch House</p> <p>Permit Process Accomplishments:</p> <ol style="list-style-type: none"> 1. 10/13/09 Permit issued to CRR for stockpiling from Pierce County Planning & Land Services (PALS). 2. Buried rock vane permit submittal delivered and recorded at PALS Thursday 10/15/09. <p>Upland (off channel buried) Rock Vanes Permit Process:</p> <ol style="list-style-type: none"> 1. No date established regarding appeal process that Bill Lynn, CRR attorney has filed regarding regulation detail CRR will be required to comply with. 2. We expect from PALS some additional requirements regarding permit submittal content, e.g., more Engineering drawing detail and a completed JARPA form. 3. Anticipating at least 3 months ahead for PALS to process the 10/15/09 CRR permit application's submittal.

Old Business

Hazard Mitigation Plan	<p>Pierce County's recent focus has been to update the County's Hazard Mitigation Plan, which expires on November 3rd, 2009. Once their plan is updated, they will have additional time to assist with ours. Our next meeting is scheduled for 28 October 2009, at the Ranch House.</p> <p>Curt spoke with Luke Meyers this week about the next steps in moving CRR's plan forward. He recommended I meet with his Geospatial Information System (GIS) team in November to produce CRR-specific products depicting our hazards/risks. Jim and I will discuss this with Lou Dooley at the 28 October meeting.</p>
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<p>Fire Wood Sale</p>	<p>Trees removed during river project are available to purchase as firewood.</p> <ol style="list-style-type: none"> 1. E-Mail or call Jim McKinley 2. Must be a lot owner, current with dues. 3. \$25 per pick-up load. 4. Proceeds will go towards river project.
<p><u>Hancock Forest Management (HFM) Logging Update</u></p>	<p>Wendy and Curt walked the proposed timber harvest area on 9 October. The area currently marked for harvest is confined to Section 36, which is South of CRR. There is, however, at least one seasonal stream that starts in Section 36, and terminates in Section 25. We believe this is on Lot #8, which is the last property on the West side of Mountainside Drive. It appears Hancock has "buffered out" all streams. If so, they will not harvest within these gullies, which should minimize effects to CRR. All that being said, we don't think anyone can say for certain what effects timber harvesting will have in this area.</p> <p>Based on the information Wendy and I gathered, I submitted a formal response to Forest Practices Application #2413684 (Project name: Northway) on 12 October. The letter focused on potential threats to public safety resulting from the proposed timber harvest.</p> <p>I spoke to Jerry Johnson (Department of Natural Resources Forester) on 13 October. He is responsible for ensuring that timber companies follow state Forest Practices rules. He recently walked the proposed harvest area, and confirmed that Hancock is operating within Forest Practice rules. In Jerry's view, Hancock has taken a very conservative approach in terms of buffering out areas that could cause environmental or public safety concerns. He encouraged CRR to start a dialogue with HFM to discuss our concerns about current and future timber harvest plans vicinity CRR.</p> <p>I spoke to Grady Steere (Hancock Forest Management Forester) on 15 October. He received a copy of my letter from DNR on 14 October, and Hancock is reviewing it. It is too early to determine if, or when, the proposed timber harvest in Section 36 might begin. We discussed the value of starting a dialogue, and both agreed it was a good idea.</p>

Meeting adjourned at 5:15 p.m.

Meetings: Upcoming Meeting on November 21, 2009

Facilities – 3:00

ACC - 3:30

Board Meeting – 4:00

All lot owners encouraged to attend

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 Telephone: (360) 663-2416 Email: crrranch@tx3.net

Board Meeting November 21, 2009

President Teresa Steel called the meeting to order at 4:03 PM

Members present: Teresa Steel, Frank Prien, Karl Goeres, Wendy Scholl, Diane Thompson, Melanie Burton, Brian Miller and Curt Simonson

Members Absent: Steven Lewis

Also present: Jackie Prien, Dave Klosterman

The minutes of the October 17, 2009 meeting were accepted as read. Motion made and seconded.

Treasurer's Report	<p>November 21, 2009</p> <p>Balance in Checking account (Nov 21) \$8,157.42 Money Market Account \$2,394.29 Equipment Reserve CD \$19,081.61 Water Reserve CD \$16,159.72</p> <p>Expenses:</p> <p style="padding-left: 40px;">October \$9,927.76 November (to date) \$1,785.33</p> <p>Annual Assessments will be mailed out in early December. Payment is due by January 31, 2010. Early payment is appreciated. Please email me if you have questions about your specific situation. Diane Thompson 360-663-2282, email: dianecthomp@msn.com)</p> <p>Account Balance for River Project is \$613,490.38</p>
Caretakers Report	<p>Jim McKinley reports we had one cabin broke into. Suspect caught and all property was recovered. Winterizing all equipment and water systems complete. Electrical change at pump house completed. Ready for snow.</p>

Commission Reports

Facilities	Karl reported they are planning for next year's projects.
Architectural Control	Curt reports two permits issued in October.
Stables	There are 7 full time horses in the stable. We do have room for one horse. Contact Jim Mckinley or stable committee member.
Administrative Support	No report.

Water	Frank reports system is working well. Discussion on needed upgrades and repair due to ageing infrastructure.
White River Project	<p style="text-align: center;">CRR Upland Erosion Control Project: Board Meeting Update Saturday 11/21/09 CRR Ranch House</p> <p><u>Permit Applications Process:</u></p> <ol style="list-style-type: none"> 1. PALS requested more regarding CRR 10/15/09 applications submittal. <ol style="list-style-type: none"> a. 11/4/09 PALS acknowledged receipt of JARPA (Joint Aquatic Resource Permit Application) content from CRR. b. 11/5/09 CRR paid SEPA (state environmental policy act) fee to PALS which they missed calculating on 10/15/09. 2. The CRR legal appeal process with decision expected in mid December is a prerequisite before PALS continues their CRR applications process work. <p><u>Rock Purchase & Stockpiling:</u></p> <ol style="list-style-type: none"> 1. Continuing to haul and deliver large rock to CRR as the quarry pit produces. 2. About 400 tons of the 2500 ton total, has been delivered. <p>No CRR December 2009 board meeting. Please contact Wendy Scholl, wscholl@gmail.com or Karl Goeres, karlgoeres@hotmail.com if you have interest in project update detail.</p>

Old Business

Hazard Mitigation Plan	Hazard Mitigation Update: Jim and Curt attended the Eastern Pierce County Hazard Mitigation Planning Meeting on 16 November 2009. Plan development continues. We are currently working on the Risk Assessment section.
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Fire Wood Sale	<p>Trees removed during river project are available to purchase as firewood.</p> <ol style="list-style-type: none"> 1. E-Mail or call Jim McKinley 2. Must be a lot owner, current with dues. 3. \$25 per pick-up load. 4. Proceeds will go towards river project.
<u>Hancock Forest Management (HFM) Logging Update</u>	Wendy Scholl and Curt Simonson met with Grady Steere, Senior Forester and Mike March, Harvesting Operations Manager of Hancock Forest Management, on 11 November 2009. We discussed planned timber harvests targeted for Spring-Summer 2010 in Section 36, south of CRR. This location is in a basin extending south starting at the PSE substation, and does not include the ridge above Mountainside Drive

	<p>properties in Crystal River Ranch. Key points include:</p> <p>1. Hancock currently has no future plan to harvest trees above CRR Mountainside Drive properties. Due to the steep terrain above homes, a harvest application for the ridge above Mountainside Drive (Section 25) would likely require a geological assessment, State Environmental Policy Act (SEPA) review, etc.</p> <p>Based on the above HFM logging update, the Board strongly recommend to all CRR property owners increase the frequency of your checking all structure crawl spaces for water and increase your visual assessments of property condition.</p> <p>All CRR property owners with seasonal or perennial wet areas should establish a property data log. This is important to establish now, (2009) and continue for the next few years. A property data log will provide baseline and condition changes that reflect before and after the Hancock timber harvest which is planned Spring-Summer 2010. The following is suggested data collection:</p> <p>Dated photos with location description of: Wet areas Drainage run-off areas Water sources</p> <p>Choose one of more logical consistent water locations, measure and record date: Width Depth</p> <p>Ideal if each dated record includes rainfall amount. The newspaper is a good source for daily amount of rainfall (inches).</p> <p>For additional information, or to discuss this important issue, please feel free to contact Curt at cmchalet@yahoo.com or Wendy at wscholl@gmail.com</p>
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NEW BUSINESS

<u>Foreclosure</u>	A motion was made to foreclose on any lot that is three years delinquent in assessments. Seconded and passed
<u>2010 Budget</u>	The 2010 Operating Budget was reviewed. Water system is closing in on its life expectancy. We need to prepare for tanks, piping, and service connections failing. To do so we need to increase our water income. A motion was made to increase the annual water assessment by \$20.00 dollars a year. Seconded and carried.

<u>U.S. Census Bureau</u>	The U.S. Census Bureau is looking for Census Takers for the 2010 Census. Accurate census data is important for CRR and the greater Greenwater area. Census jobs pay as much as \$17.50/hour. For additional information, contact Greg Francis, US Census Recruiter, at 253-219-1645, or visit www.2010censusjobs.gov . Brochures are available at the CRR clubhouse.
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Meeting adjourned at 5:53 PM

Meetings: Board meeting January 16th 2010

Facilities – 3:00

ACC

- 3:30

Board Meeting – 4:00

All lot owners encouraged to attend