

# Crystal River Ranch News

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

Board Meeting January 16, 2010

President Teresa Steel called the meeting to order at 4:04 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, Robert Thompson

The minutes of the November 21, 2009 meeting were accepted as read. Motion made and seconded.

<b>Treasurer's Report</b>	<b>November 21, 2009</b> Balance in Checking account (Jan 16) \$41,017.62 Money Market Account \$2,394.90 Equipment Reserve CD \$19,081.61 Water Reserve CD \$16,159.72 Expenses: November \$5,442.28 January (to date) \$1,972.73 Reminder-Annual assessments are due January 31 <sup>st</sup> . We have received dues from 67% of all lot owners. Thank you!!  Please email me if you have questions about your specific situation. Diane Thompson 360-663-2282, email: <a href="mailto:dianecthomp@msn.com">dianecthomp@msn.com</a>
<b>Caretakers Report</b>	Jim McKinley reports that approximately 15 homes had frozen and or broken water lines due to December freeze. Jim has been working on maintenance to yard, shop and office. Jim discovered damage to Rec. room by unknown individuals on Saturday 1-9-2010 between hours of 6:00 and 10:00 please contact Jim if you know who was here. Damage total near \$250.00. A request to people putting their garbage out early in the week, the elk and loose dogs are getting your cans open leaving a terrible mess please secure cans or do not put out until Thursday A.M.

## Commission Reports

<b>Facilities</b>	Karl reports Jim had an electrician finish work to pump house and Div V picnic area. Karl has instructed Jim to look at security camera upgrades for Rec. room and mail box area. A letter was received as to who is liable for parts and labor caused by digging up water lines in Pierce Co. right-of-way and decision stands that if you dig up water lines you are responsible for all costs. CALL BEFORE YOU DIG 360-663-2416 and 1-800-424-5555
<b>Architectural Control</b>	Melanie reports no new permits issued.

<b>Stables</b>	There are 7 full time horses in the stable. We do have room for one horse. Contact Jim Mckinley or stable committee member.
<b>Administrative Support</b>	No report.
<b>Water</b>	Frank reports system is working well.
<b>White River Project</b>	See attached report.

**Old Business**

<b>Hazard Mitigation Plan</b>	Hazard Mitigation Update: Jim and Curt attended the Eastern Pierce County Hazard Mitigation Planning Meeting on January 14th 2010. Plan development continues. We are currently working on mitigation portion of plan.
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<b><u>Hancock Forest Management (HFM) Logging Update</u></b>	No logging above CRR at this time.
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<b><u>Foreclosure</u></b>	Teresa reported on two foreclosures
<b><u>U.S. Census Bureau</u></b>	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 <a href="http://www.2010censusjobs.gov">www.2010censusjobs.gov</a> . Brochures are available at the CRR clubhouse.

**Meeting adjourned at 5:53 PM**

**Upcoming in 2010**

**Board meetings**

**March 20<sup>th</sup> 4:00**

**April 17<sup>th</sup> 4:00**

**May 15<sup>th</sup> \*\*\*\* Annual Picnic BBQ 12:00**

**July 17<sup>th</sup> 4:00**

**Sept. 18<sup>th</sup> 4:00**

**Oct. 16<sup>th</sup> 4:00**

**Nov. 20<sup>th</sup> 4:00**

**All homeowners are encouraged to attend.**

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Board Meeting March 20, 2010

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

Members present: Frank Prien, Karl Goeres, Wendy Scholl, Diane Thompson, Brian Miller, Steven Lewis and Curt Simonson

Members Absent: Melanie Burton, Teresa Steel

Also present: Jackie Prien, Charley Burns (DNR)

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

<p><b>Treasurer's Report</b></p>	<p><b>Treasurer's report March 20, 2010</b></p> <p>Balance in Checking account (March 20)      \$56,870.46        Money Market Account                              \$ 2,395.49        Equipment Reserve CD                              \$19,148.94        Water Reserve CD                                      \$16,243.22        Expenses:        January    \$10,042.91        February     \$ 5,379.30        March (to date)     \$ 2,108.67</p> <p><b>Reminder</b>-Annual assessments are 2 months past due. Thank you to the majority of lot owners who have paid. For those who have not yet paid, send your checks to CRR at the ranch address at the top of this page.        Contact me if you have questions about your specific situation.        Diane Thompson (phone 360-663-2282, email: <a href="mailto:dianecthomp@msn.com">dianecthomp@msn.com</a>)</p>
<p><b>Caretakers Report</b></p>	<p>Jim McKinley reported that the recreation room gutters were replaced. Recent projects include yard work and general maintenance.</p>

## Commission Reports

<p><b>Facilities</b></p>	<p>Karl reported that Jim has researched prices and options for a security camera system. Wendy volunteered to assist with this effort. He also reports that options are being considered for putting gutters on the pump house to prevent water damage to the siding. The sprinkler system project continues. Maintenance to the ball fields is scheduled, and Jim will patch potholes in the driveway.</p>
<p><b>Architectural Control</b></p>	<p>Curt reported one new permit was issued for a small shed. One permit is pending.</p>

<b>Stables</b>	Jim reported there are 6 full time horses in the stable. We have room for two additional horses. Contact Jim Mckinley or stable committee member if interested.
<b>Administrative Support</b>	Frank reported the data collection phase of the examination of CRR's insurance coverage is complete. A review to determine if further action is required is underway.
<b>Water</b>	Jim reported one leak was repaired. He will attend additional water system related training next week.
<b>White River Project</b>	See attached report.

### Old Business

<b>Hazard Mitigation Plan</b>	Hazard Mitigation Update: Curt reported that plan development continues. The current focus is the development of goals, objectives, and mitigation measures. Steve and Wendy volunteered to review the plan as it comes together.
<b>Hancock Forest Management (HFM) Logging Update</b>	No logging above CRR at this time.

### New Business

<b><u>CRR Association Mission Statement</u></b>	Curt presented options for adopting a CRR Association Mission Statement. A mission statement is required for our Hazard Mitigation Plan. After discussion, the following mission statement was approved by the Board: "The Crystal River Ranch Association (CRRA) serves and promotes the community interests of Crystal River Ranch through volunteer efforts by identifying and evaluating needs, disseminating information, and taking appropriate action to protect life and property, and to preserve our unique mountain village character."
<b><u>Firewise Phase III</u></b>	Charley Burns (DNR) provided an overview of the Firewise Phase III program, and discussed how it will affect CRR. The work will be funded by a stimulus grant. A shaded fuel break is planned along the PSE power line on the south end of CRR. Additionally, lot owners can sign up to have limbing and brush clearing done next to their homes. See <a href="http://greatergreenwater.com/">http://greatergreenwater.com/</a> for more information.

**Meeting adjourned at 5:29 PM**

**Upcoming Board meetings: April 17<sup>th</sup> 4:00, May 15<sup>th</sup> Annual Picnic BBQ 12:00, July 17<sup>th</sup> 4:00, Sept. 18<sup>th</sup> 4:00, Oct. 16<sup>th</sup> 4:00, Nov. 20<sup>th</sup> 4:00**

**All homeowners are encouraged to attend.**

**CRR Upland Erosion Control Project: Board Meeting Update  
Saturday 03/20/2010 CRR Ranch House**

**Permit Applications Process:**

The Pierce County (PC) 28 day and the SEPA 30 day comment period was 1/18 to 2/17/10.

Our CRR written response content to comments (request for more information) received by PC will be complete by 3/24/10. CRR has authoritative response to all comment requests. Examples of groups and agencies PC received input from are:

- Muckleshoot Tribe – Repeated their previous project in-channel points, only large woody debris, etc
- Puyallup Tribe – Requesting cultural resources survey assessment. CRR hired Cascadia Archaeology and their field work was completed Thursday 3/18 with a result of nothing found. The Cascadia technical report with formal submission to the Dept of Archaeology and Historic Preservation (DAHP) will be completed by 3/31.
- WA State Dept Fish & Wildlife – Impact areas, access routes, tree count, 7 yr monitoring plan, 40% retention of native vegetation, OHW, erosion & sediment control plan, etc.
- WA State Dept of Ecology – Erosion & sediment control.
- PC, Carla Vincent, Biologist – Site restoration & maintenance, site plan w/wetlands & buffers, quantity & cost (plants, trees & labor), 3 yr monitoring & maintenance, erosion & sediment control.

3/25/10 is a meeting scheduled with Pierce County (Karl, Wendy & Bill Lynn) for CRR delivery and discussion of our response to all comments including a revised drawing set.

**Rock Purchase & Stockpiling:**

100% complete on delivery of stockpiled rock. Additional smaller rock still planned to be brought in closer to buried rock vane construction time frame.

**Actual Cost to Budget:**

Costs are on track to the revised "Upland Erosion Control" project direction budget.

The CRR Upland Erosion Control project will not exceed the original budget of \$1.1 million. There is no expectation for additional funds to complete the 14 buried rock vanes including land restoration work. Contact Wendy Scholl, [wscholl@gmail.com](mailto:wscholl@gmail.com) if you have interest in cost to budget plan details.

**2010 Project Schedule Best Case:**

February / March	Comment, response period
March / April	Pierce county determination of non-significance & SEPA completion
May / June	Public hearing (minimum 55 days after SEPA determination)
Summer 2010	CRR construction and land restoration

Contact Wendy Scholl, [wscholl@gmail.com](mailto:wscholl@gmail.com) or Karl Goeres, [karlgoeres@hotmail.com](mailto:karlgoeres@hotmail.com) if you have interest in additional project progress details.

Crystal River Ranch Association

62201 Meadow Way East

Greenwater, WA 98022

360-663-2416 E-Mail [crrranch@tx3.net](mailto:crrranch@tx3.net)

Crystal River Ranch Board of Directors is looking for three lot owners who are willing to volunteer their time to serve as a board member for the next three years. The Board needs people who are interested in becoming involved in the operation of the association. As a representative of 240 lot owners, you would be a voice of your fellow neighbors. There are only 8 meetings throughout the year (the third Saturday in January, March, April, May, July, September, October and November). If you are interested, Please tell us about yourself and then return to the above address or E-Mail before April 17<sup>th</sup> meeting:

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**NAME:**

**LOT & DIVISION #**

**ANNUAL ASSESSMENTS MUST BE PAID TO BE A BOARD MEMBER**

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Board Meeting April 17, 2010

## GREENWATER FIREWISE PROJECT

**MAKE AN APPOINTMENT TODAY, FUNDS AVAILABLE**

**Call Jane Potter @ 360-802-7030**

President Teresa Steel called the meeting to order at 3:55 PM

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

Members Absent: Wendy Scholl, Steve Lewis (*Arrived late*)

Also present: Jackie Prien, Orv and Donna Nelson

The minutes of the March 20, 2010 meeting were accepted as read. Motion made and seconded.

<b>Treasurer's Report</b>	<b>Treasurer's report April 17, 2010</b>  Balance in Checking account                    \$54,981.07 Money Market Account                         \$ 2,395.80 Equipment Reserve CD                         \$19,148.94 Water Reserve CD                                \$16,243.22 Expenses: March     \$ 6,151.01 April    \$ 2,152.64  <b>Reminder</b> -Annual assessments are 3 months past due. Notices have been sent to 17 lot owners who have not paid their dues. Three lot owners are in foreclosure. Contact me if you have questions about your specific situation. Diane Thompson (phone 360-663-2282, email: <a href="mailto:dianecthomp@msn.com">dianecthomp@msn.com</a> )
<b>Caretakers Report</b>	Jim reported about his attendance to Water Training School. It included water quality, budget and financial management. He reports that security has been good and he is getting ready for the spring and summer activities and general maintenance.

**Commission Reports**

<b>Facilities</b>	Karl reports he and Jim discussed options for driveway and sport court repair and has made a plan.
<b>Architectural Control</b>	Curt reports one new permit was issued for a small shed. One permit is pending.
<b>Stables</b>	Jim reports there are 6 full time horses in the stable. We have room for two additional horses. Contact Jim Mckinley or stable committee member if interested.
<b>Administrative Support</b>	Frank reported that we were underinsured and insurance company is updating our insurance.
<b>Water</b>	Frank reports continuing meter install to begin again.
<b>White River Project</b>	Karl reported with a summary of the work in progress. See attached report.

### Old Business

<b>Hazard Mitigation Plan</b>	Hazard Mitigation Update: Curt reports that plan development continues. Finalizing mitigation section. Steve and Wendy volunteered to review the plan as it comes together.
<b>Firewise Phase III</b>	Only 30 people have signed up. Please submit your application form on line, or paper requests can be found in the kitchen. Funds are available for the Fire Wise Assessment to protect your home in the event of a forest fire. You need to make an appointment today.  See <a href="http://greatergreenwater.com/">http://greatergreenwater.com/</a> for more information.

### New Business

<b>Crystal River Ranch Board Member Election</b>	We will be having an election for three board members at our annual meeting on May 15, 2010. One member is stepping down. Two are seeking reelection. We all thank Melanie for her years of hard work.
<b>Crystal River Ranch Annual Picnic</b>	The annual picnic is on May 15 <sup>th</sup> at 12:00 come on buy and meet many of your neighbors and Board members. Hamburgers, Hotdogs and all the fixins provided by the Ranch. Please bring the following if you are able. Members whose last name begins as follows, A-G Desert. H-P Side dish. Q-Z Salad

Meeting adjourned at 4:53 PM

Upcoming Board meetings: May 15<sup>th</sup> Annual Picnic BBQ 12:00, Meeting at 2:00

All homeowners are encouraged to attend.



# Crystal River Ranch News

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Annual Meeting May 15, 2010

President Teresa Steel called the meeting to order at 2:20 p.m.

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

Also present approximately 17 lot owners, family and guests.

The minutes of the May 16<sup>th</sup>, 2009 meeting were accepted as read motion made and seconded.

<b>Treasurer's Report</b>	<p style="text-align: center;"><b>05-15-10 Treasurers Report CRR Annual Meeting</b></p> <p><u>Income</u>: \$250 annual dues plus water fee (\$140, \$110, or \$80) depending on full, part-time residency or unoccupied lot. Assessments this year were \$390, \$360, or \$330. Payment is 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 today, or you may request copy from Teresa Steel. River Project Funds are on deposit at Thurston First Bank, Olympia, Washington CRR operating funds are deposited at Columbia Bank, Enumclaw. We have the following accounts:</p> <ul style="list-style-type: none"><li>• Checking: \$46,356.80</li><li>• Money Market: \$2,396.10</li><li>• CD \$19,215.94 (Equipment Reserve)</li><li>• CD \$16,275.30 (Water Reserve)</li></ul> <p>Eighteen lot owners still owe payment for annual assessment. Reminder letters have been sent and liens will be placed on all properties. Diane Thompson 360-663-2282 or <a href="mailto:dianecthomp@msn.com">dianecthomp@msn.com</a></p>
<b>Caretakers report</b>	Jim McKinley reported security has been OK, two incidents with no property loss. Water system is working well, ongoing annual maintenance up to date. Electrical supply changed at pump house. Jim asks that you please help to conserve. Gutter replacement and repair to walkway roof is complete. Bike rack roof replaced and irrigation system almost complete. Both picnic restrooms are open.

## Commission Reports

<b>Facilities</b>	Karl reported on plans to replace rather than spot repair driveway / parking lot. This will be done spread out over the next several years within the budget. The new security system is being installed in the Rec Room and outside to monitor and curb the incidents of malicious mischief.
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<b>Architectural Control</b>	Melanie reported there have been 9 permits issued this last year, 6 building, 3 clearing.
<b>Stables</b>	There are 6 full time horses in the stable. Fence repair to continue.
<b>Water</b>	Frank reported system is working well. We will continue water meter install this summer. Lot owners will be notified by Jim. Frank also makes note that our water system is nearly 40 years old so planned replacement will need to be considered in upcoming budget / planning.
<b>White River Project</b>	Wendy Scholl reported See attached report.

### Old Business

<b>Department of Emergency Management (DEM)</b>	<p>Dept of Emergency Mgmt/Hazard Mitigation Plan Update:</p> <p>Lou Dooley, Pierce County Dept of Emergency Management, provided an update on the status of CRR,s Hazard Mitigation Plan. Over the past year, Lou, Curt, and Jim have drafted a comprehensive plan, which is ready for approval by the Board. The Board voted to approve the draft plan, which will be submitted through Pierce County, the state, and FEMA for initial comment.</p>
<b>Firewise</b>	DNR is working on fuel break East of CRR and is starting chipping brush removal for lot owners. If you are interested please call <b>Jane Potter at 360-802-7030</b> . Remember this is a free service provided by a Grant.

### New Business

<b>Board Elections</b>	<p>There were two people running for three positions. There is one vacant position for a person in these very exciting times of change at CRR. Frank and Wendy have been elected for another three year term by acclimation.</p> <p>Will a volunteer please come forward for the third position?</p> <p>Teresa presented a "thank you" to Melanie, Karl and Diane and Tom Thompson for their work on the board.</p>
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**Meeting adjourned at 3:25 p.m.**

**Meetings: Upcoming Meeting on July 17th, 2010 at 4:00**

# Crystal River Ranch Water Quality Report 2009

## 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 2009' were;**

Monthly biological bacteria	Not-detected
Nitrate (both wells)	Below State levels
Volatile Organic Chemicals test method 524.2 (both wells)	Not detected
Synthetic Organic Chemicals test method 515.1	Not detected
Synthetic Organic Chemicals test method 525.1	Not detected

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 continue 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](mailto:crrranch@tx3.net)

Drink up and  
**ENJOY!!!**

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Board Meeting July 17, 2010

President Teresa Steel called the meeting to order at 4:00 PM

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

Members Absent:

Also present: Robert Thompson, Jackie Prien, and Jodi Prusi

The minutes of the April 17, 2010 meeting were read, and accepted with corrections.

<b>Treasurer's Report</b>	<b>CRR Treasurer's report July 17, 2010</b>  Balance in Checking account                      \$30,926.16 Money Market Account                              \$ 2,396.71 Equipment Reserve CD                              \$19,215.04 Water Reserve CD                                    \$16,275.30 Expenses: June    \$6,319.89 July to date    \$2,049.36  17 lot owners have outstanding dues. Two foreclosures are in process. Please make payments on outstanding assessments. Diane Thompson (phone 360-663-2282, email: <a href="mailto:dianecthomp@msn.com">dianecthomp@msn.com</a> )
<b>Caretakers Report</b>	Jim reported the water system is working well, with typical summer usage levels. He completed a generator service, and installed 6 water meters. He plans to install approximately 8 more this year. He also repaired a sink hole in the basketball court, and fixed a bad spot in the parking lot. He worked on the softball infield, and performed trail maintenance.

## Commission Reports

<b>Facilities</b>	Wendy reported the new security system is fully operational, and that it came in under budget. The system features multiple day/night cameras, and records 24/7 to a DVR device. Wendy also reported she has information regarding a very inexpensive (under \$100), wireless security system for individual homeowners. If you would like additional information, please contact Wendy at <a href="mailto:wscholl@gmail.com">wscholl@gmail.com</a>
<b>Architectural Control</b>	Brian reported no new permits have been issued. Steve Lewis volunteered to serve on the ACC with Brian and Melanie.

<b>Stables</b>	Jim reported there are 6 full time horses in the stable. We have room for two additional horses. Contact Jim McKinley or a stable committee member if interested.
<b>Administrative Support</b>	Teresa reported our insurance coverage has been updated.
<b>Water</b>	Frank reported that we are seeking bids to reseal the storage tanks.
<b>White River Project</b>	<b>Wendy reported significant progress since last month. A public hearing is scheduled for 9:00am on September 9, 2010. Please attend and encourage other CRR homeowners to attend. Your presence is needed at the meeting. The hearing will be held at the Pierce County Annex building, located at 2401 South 35<sup>th</sup> St, Tacoma, WA 98409. See attached report for additional project information.</b>

### Old Business

<b><u>Hazard Mitigation Plan</u></b>	Curt reported that our plan is complete. The Board voted to approve the plan at the annual meeting in May. Pierce County Department of Emergency Management scheduled a public meeting at 6:00pm on Monday, July 26, 2010 at the CRR Recreation Room.
<b><u>New Board Member</u></b>	Jodi Prusi volunteered to fill the vacant Board position. The Board voted to appoint her.

### New Business

<b><u>Bear Sightings</u></b>	Wendy reported a recent bear sighting in the local area. Diane reported that suet should not be used in bird feeders except during winter months, since bears are fond of suet.
<b><u>Firewise Phase III</u></b>	Jim reported that August 1 <sup>st</sup> is the last day to submit an application. All chipper piles must be ready no later than September 1st. The crew will only chip one day in September. The Board is examining the benefits of organizing a work party to remove scotch broom. See <a href="http://greatergreenwater.com/">http://greatergreenwater.com/</a> for more information.

**Meeting adjourned at 5:30PM**

**Upcoming Board meetings: Sept. 18<sup>th</sup>, Oct. 16<sup>th</sup>, and Nov. 20<sup>th</sup>. Board meetings start at 4:00pm. All homeowners are encouraged to attend.**

# Crystal River Ranch News

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

Board Meeting September 18, 2010

President Teresa Steel called the meeting to order at 4:00 PM

Members present: Teresa Steel, Karl Goeres, Wendy Scholl, Diane Thompson, Brian Miller, Steve Lewis, Jody Prusi and Curt Simonson (arrived late)

Members Absent: Frank Prien.

Also present: Robert Thompson, Frank Nemeth

The minutes of the July 17, 2010 meeting were reviewed, and accepted with board member name correction: Jodi Prusi to Jody Prusi.

<b>Treasurer's Report</b>	<p>CRR Treasurer's report September 19, 2010</p> <table><tr><td>Balance in Checking account (Sept 19)</td><td>\$2,425.81</td></tr><tr><td>Money Market Account</td><td>\$22,387.84</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: July</td><td>\$11,910.24</td></tr><tr><td>                  August</td><td>\$6,677.56</td></tr><tr><td>                  September (to date)</td><td>\$2,269.63</td></tr></table> <p>Reminder: Liens have been placed on all lots that have not paid their annual assessment or have not paid the river project 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 \$4784 assessment minus credit for the amount paid. Please email me if you have questions about your specific situation. Diane Thompson (360-663-2282, email: <a href="mailto:dianecthomp@msn.com">dianecthomp@msn.com</a>)</p> <p>Account Balance for River Project is \$666,875.75. Ten lot owners have not selected a payment plan. Everyone else has paid in full or is making monthly or quarterly payments. The Board thanks you for your cooperation.</p>	Balance in Checking account (Sept 19)	\$2,425.81	Money Market Account	\$22,387.84	Equipment Reserve CD	\$18,963.55	Water Reserve CD	\$16,076.65	Expenses: July	\$11,910.24	August	\$6,677.56	September (to date)	\$2,269.63
Balance in Checking account (Sept 19)	\$2,425.81														
Money Market Account	\$22,387.84														
Equipment Reserve CD	\$18,963.55														
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August	\$6,677.56														
September (to date)	\$2,269.63														
<b>Caretakers Report</b>	<p>Karl reported that Jim worked on paint touch-up, yard upkeep, trail maintenance, and scotch broom burning. Jim also performed daily maintenance and admin duties.</p>														

## Commission Reports

<b>Facilities</b>	In mid August two adult men, (one related to a CRR property owner) slept on the sofas in the ranch house overnight. The camera DVD security system recorded their entry and presence. Jim requested them to leave in the early AM. Wendy reported a few CRR property owners inquired and received the information regarding an inexpensive (under \$100), wireless security alert system. She has this working at her CRR place. If you would like information please contact her at <a href="mailto:wscholl@gmail.com">wscholl@gmail.com</a>
<b>Architectural Control</b>	Brian reported a couple of remodels and a small wood shed are in progress. He is actively communicating with owners explaining the ACC permit application process. A re-roof has been completed (red metal) without an ACC permit application submitted. Another re-roof planned in about a week has not submitted an ACC application. <b>Reminder to all CRR property owners:</b> CRR by-laws require an approved architectural control permit before any work commences. Application forms are pinned to the bulletin board in the CRR Rec Room.
<b>Stables</b>	There are four full time horses. There is room for four additional horses. Contact Jim McKinley or a stable committee member if interested.
<b>Administrative Support</b>	No activity to report.
<b>Water</b>	Karl reported bid estimates are being obtained to replace the land line based telemetry sensor system at the water tanks. The on/off water pump operation is dependent on the tank sensor system to maintain adequate water volume in the tanks. The telemetry system installed in 1995 is corroded and has exceeded expected life span. One bid was received at \$12,000. More bids will be obtained. Bids to reseal the storage tanks are also in progress.
<b>White River Project</b>	Wendy reported the Public Hearing 9/11/10 attended by about 20 CRR property owners is likely to have a positive Hearing Examiner determination for our CRR Shoreline Stabilization project. See attached report for additional project information.

## Old Business

<b><u>Hazard Mitigation Plan</u></b>	Curt reported the CRR plan was approved by the Washington Emergency Management Division and is now in Federal review process with FEMA.
<b><u>Firewise Phase III</u></b>	Teresa reported the chipping program is complete and has used up the grant money. DNR has submitted for another Firewise grant phase, but unknown if it will come through.



**New Business**

<b><u>ACC Reminder</u></b>	Important reminder from CRR Architectural Control Committee (ACC). We now have over 220 homes established in our community. Article VI in the architectural control section of the CRR covenants details processes related to construction and landscaping on lots. If you are preparing to build, remodel, plant, cut, roof, paint or make other improvements to your lot, please contact the ACC to obtain approval for your project. Adhering to our covenants helps keep integrity and maintains the beauty at CRR. ACC permit applications are available at the CRR office or on the bulletin board inside the club house. Thanks for your cooperation. Brian Miller, ACC
<b><u>Chips By Arena</u></b>	Frank Nemeth reported there is a large unsightly volume of scattered chips in a wide area along and behind the horse arena. The property owners bordering this are requesting the chips be raked into more of a contained trail space. Facility committee will take care of this.
<b><u>Future Water System Maintenance</u></b>	The board is concerned that current water assessments are insufficient to cover future maintenance and replacement costs of our community water system. The board will study this over the next 30 days in preparation for next month's budget planning meeting.

**Meeting adjourned at 5:50PM**

**Upcoming Board meetings: Oct. 16<sup>th</sup>, and Nov. 20<sup>th</sup>. Board meetings start at 4:00pm.**

**All homeowners are encouraged to attend.**

# Crystal River Ranch News

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

Board Meeting October 16, 2010

President Teresa Steel called the meeting to order at 4:10 PM

Members present: Teresa Steel, Karl Goeres, Wendy Scholl, Brian Miller, Jody Prusi, Frank Prien and Steve Lewis.

Members Absent: Diane Thompson, Curt Simonson

The minutes of the September 18, 2010 meeting were reviewed, and accepted with the following correction:

Account Balance for River Project change to \$557,143.95

River project public hearing date was 9/9/2010.

<p><b>Treasurer's Report</b></p>	<p>CRR Treasurer's report October 13, 2010</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Balance in Checking account</td> <td style="text-align: right;">\$ 17,261.32</td> </tr> <tr> <td>Money in Checking account</td> <td style="text-align: right;">\$ 2,397.63</td> </tr> <tr> <td>Equipment Reserve CD</td> <td style="text-align: right;">\$ 19,282.11</td> </tr> <tr> <td>Water Reserve CD</td> <td style="text-align: right;">\$ 16,308.53</td> </tr> <tr> <td>Expenses:           Sept</td> <td style="text-align: right;">\$ 7,451.44</td> </tr> <tr> <td style="padding-left: 100px;">To date Oct</td> <td style="text-align: right;">\$ 903.08</td> </tr> </table> <p>Account Balance for River Project is \$ 526,501.17</p>	Balance in Checking account	\$ 17,261.32	Money in Checking account	\$ 2,397.63	Equipment Reserve CD	\$ 19,282.11	Water Reserve CD	\$ 16,308.53	Expenses:           Sept	\$ 7,451.44	To date Oct	\$ 903.08
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Expenses:           Sept	\$ 7,451.44												
To date Oct	\$ 903.08												
<p><b>Caretakers Report</b></p>	<p>Jim reported the security system is working fine. He has noticed a higher volume of late night drivers coming through, likely hunters. Winter prep tasks such as draining sprinklers and shop organization accomplished.</p>												

## Commission Reports

<p><b>Facilities</b></p>	<p>Karl had no significant activity to report.</p>
<p><b>Architectural Control</b></p>	<p>Brian reported ACC applications completed on 2 wood sheds, 1 bathroom remodel and 1 roof replacement.</p>
<p><b>Stables</b></p>	<p>There are five full time horses. There is room for three additional horses. Contact Jim McKinley or a stable committee member if interested.</p>
<p><b>Administrative Support</b></p>	<p>No activity to report</p>

<b>Water</b>	Frank reported the system is working well. Jim McKinley and Frank met before the board meeting to review past year expenses and going over status of aging equipment in preparation for the budget planning. Reference New Business section for more water system status details.
<b>White River Project</b>	Karl and Wendy: Remarkable forward progress this last month!  Task: Frank Prien to contact insurance company and find out details regarding any of our board member's volunteer construction site work coverage.  See attached report for additional information.

**Old Business**

<b>Excessive chips next to horse arena</b>	Jim McKinley will remedy this before November board meeting.
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**New Business**

<b>Budget Planning</b>	<p>All property owners need to anticipate that the association assessment fee will increase annually over the next 3 years primarily due to the aging water system. At the November board meeting the budget will be finalized and the annual assessment increase amount will be determined. Examples of water system components that have surpassed expected life span are:</p> <p>Water tanks – one is 37 years old (1973)  Telemetry system installed in 1995 is corroded  One pump is approximately 12 years old  Generator is approximately 40 years old  Water lines are 40 years old</p> <p>Capital investment is now required to be in a position to have reserve funds to deal with an emergency fix and justifiably replace the above components to keep the water system operating at required standards and meet capacity needs of all users. The alternative and still possible event is that all property owners may have to contend with an emergency special assessment to remedy a costly water system component failure.</p>
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Meeting adjourned at 6:50 PM

Next Board meeting: Nov. 20<sup>th</sup>. Board meetings start at 4:00pm. All homeowners are encouraged to attend.

***Do you have your 2 to 3 week disaster preparedness CRR kit in place?***

# Crystal River Ranch News

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

Board Meeting November 20, 2010

President Teresa Steel called the meeting to order at 4:00 PM.

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

Members Absent: Diane Thompson

Also present: Melanie Burton, Jim Harte, and Jackie Prien

The minutes of the October 16, 2010 meeting were accepted as read.

<b>Treasurer's Report</b>	<p>CRR Treasurer's report November 20, 2010</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 40px;">Balance in Checking account</td> <td style="text-align: right;">\$6,819.48</td> </tr> <tr> <td style="padding-left: 40px;">Money Market Account</td> <td style="text-align: right;">\$2,397.34</td> </tr> <tr> <td style="padding-left: 40px;">Equipment Reserve CD</td> <td style="text-align: right;">\$19,350.16</td> </tr> <tr> <td style="padding-left: 40px;">Water Reserve CD</td> <td style="text-align: right;">\$16,341.83</td> </tr> <tr> <td style="padding-left: 80px;">Expenses: Oct:</td> <td style="text-align: right;">\$10,693.80</td> </tr> <tr> <td style="padding-left: 120px;">To date Nov:</td> <td style="text-align: right;">\$1,706.04</td> </tr> <tr> <td style="padding-left: 40px;">Account Balance for River Project is</td> <td style="text-align: right;">\$ 513,913.06</td> </tr> </table>	Balance in Checking account	\$6,819.48	Money Market Account	\$2,397.34	Equipment Reserve CD	\$19,350.16	Water Reserve CD	\$16,341.83	Expenses: Oct:	\$10,693.80	To date Nov:	\$1,706.04	Account Balance for River Project is	\$ 513,913.06
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Account Balance for River Project is	\$ 513,913.06														
<b>Caretakers Report</b>	<p>Jim reported there have been no security issues. The water system is working well. Clean up from the recent wind storm continues.</p>														

## Commission Reports

<b>Facilities</b>	No activity to report.
<b>Architectural Control</b>	Brian reported one ACC application for a small privacy cedar fence.
<b>Stables</b>	There are five full time horses. There is room for three additional horses. Contact Jim McKinley or a stable committee member if interested.
<b>Administrative Support</b>	No activity to report.

<b>Water</b>	See 2011 Budget Plan.
<b>White River Project</b>	Karl reported that construction is going very well. Wendy showed construction photos. See attached report for additional information. <b>Please note: Construction sites contain hazards including deep, steep-walled open trenches. Please keep out of fenced construction areas to avoid injury.</b>

### Old Business

<b>Hazard Mitigation Plan</b>	Curt reported FEMA approved our Hazard Mitigation Plan. The Board passed a motion to adopt the plan. The plan will now be sent back to FEMA for final approval.
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### New Business

<b>2011 Budget Plan</b>	<p>Water rates. The Board is concerned that current water assessments are insufficient to cover future maintenance and replacement costs of our community water system infrastructure. Our system is almost 40 years old. Capital investment is now required to be in a position to have reserve funds to deal with an emergency fix and justifiably replace the above components to keep the water system operating at required standards and meet capacity needs of all users. The Board passed a motion to set annual water rates at \$200/lot for all lot owners. Rates are no longer based on full time or part time occupancy. Water rates are not primarily based on water usage, but rather on the cost of maintaining the water system and replacing aging infrastructure. CRR's water infrastructure includes well heads, pumps, generators, water storage tanks, telemetry, pipes, etc. The cost of replacing the two water tanks alone is estimated at \$60,000. It is necessary to increase the size of the water reserve fund to deal with future repair and replacement costs as our water infrastructure continues to age.</p> <p>Annual assessments. The Board passed a motion to set annual assessments at \$300 per lot. This increase is required in order to cover expenses and to add a small amount to the equipment reserve.</p>
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**Meeting adjourned at 5:45 PM**

**Next Board meeting: Jan 15, 2011. Board meetings start at 4:00pm. All homeowners are encouraged to attend.**

***Would you like to receive local emergency notifications? "Pierce County Alert" is an automated mass notification system capable of sending alerts to phones, pagers, email accounts, etc. Brochures are available in the rec room, or you can register at [www.piercecountywa.gov](http://www.piercecountywa.gov)***