

Cougar Ridge Homeowners Association  
Board of Directors' Meeting Summary  
May 13, 2020

Attendees: Barry Olson, Pete Valinske, Judy Lundgren, Barb Valinske, Susan Bogni,  
Lloyd Moody

President Olson called the meeting to order at 2:03 pm.

**Treasurer's Report**

The purchasing of cd ladders are complete. Every three months one water account cd will mature and every six months one HOA account cd will mature and will be reinvested.

As of May 13, there are three unpaid water bills.

There is one cd at Olympia Federal which will be moved over to WSECU when it matures in February 2021.

**Finance Committee**

Julie Corwin has volunteered to be chair of the Finance Committee for this year.

**Water Committee**

The Water System Log for the May meeting is attached.

Locates will begin the week of May 18<sup>th</sup> for the Valve Replacement Project, and digging will start Tuesday after Memorial Day. Boil water advisories will be sent out when applicable.

**Water Usage**

All water meter readings were recorded on May 1st. April water usage was as follows:

- 968,900 gal, ~3.0 acre-ft. (March 2020 – 489,500 gal, April 2019 – 566,850 gal)  
32,300 gal. per day.
- ~363 gal. per day per household.
- The average household used 10,697 gal., with 12 households using greater than 21,400 gal. (~2X the average) during the month.
- System leakage was 0.9% for the month.

**Maintenance**

- Completed monthly maintenance.
- Completed 2<sup>nd</sup> quarter maintenance.
- Completed annual maintenance for April.
- Restored island sprinkler systems from winter layup.

**Other**

Buried distribution valve replacement has been delayed due to statewide work restrictions. The planned work is now scheduled to begin the week of May 18.

### **Secretary's Report**

The 4<sup>th</sup> of July neighborhood picnic is still planned for Saturday, the 4th. However, logistics may have to be adjusted to be socially safe. The board will keep everyone up-to-date.

### **Architecture Committee**

The following lots had projects approved by the ARC:

- Lot 25 – shed
- Lot 42 – patio
- Lot 93 – swing

### **Complaint Response and Compliance**

- Lot 51 – no action necessary

### **Governing Docs Update**

The information packet on the CC&R changes will be inserted into the end of June water bill for mailing to the neighborhood.

ACTION: Susan, Barry, Lloyd

### **Landscape Committee**

Clean up Day is scheduled for Saturday, May 16. There are a number of tasks that volunteers can work on and stay socially safe.

An Inventory List for Landscape Maintenance equipment and tools is being generated and will be posted inside the pump house.

Lots 2, 77 and 80 have been approved to have trees removed.

### **President's Report**

The Board discussed the parameters of the new Cougar Ridge Neighborhood website and how it will operate. Any information and contact numbers would be broadcast worldwide – not a closed site.

ACTION: Barry will check with attorney regarding liability

The Board discussed the logistics of having a mail-in vote, which is authorized by the Bylaws

The June meeting is at Barry Olson's on Wednesday, the 10th.

The meeting was adjourned at 3:30.

Respectfully submitted,

Barb Valinske, Secretary  
Cougar Ridge HOA

Attachments: 1. Treasurer's Report for May  
2. Water System Log