Cougar Ridge Homeowners Association Board of Directors' Meeting Summary May 8, 2024

Attendees: Barry Olson, Tom Coit, Debbie Wigand, Pete Valinske, Barb Valinske,

Lloyd Moody, Dan Miller Guest: Linda Aber

President Olson convened the meeting at 7:03 pm.

Treasurer's Report

Tom Coit reported that about one quarter to one third of HOA Water payments are now being placed in the secure lockbox at the mailbox kiosk.

The next CD to mature will be on July 19, 2024.

Water Committee

Pete Valinske reported on Water Usage for April.

- All water meter readings were recorded on May 1st.
- April water usage was as follows:
 - 509,600 gal, ~1.6 acre-ft. (March 2024 370,800 gal, April 2023 471,400 gal)
 - o 16,990 gallons per day.
 - ~185 gallons per day per household
- The average household used 4,960 gallons, with 8 households using greater than 9,900 gallons (~2X the average) during the month.
- System leakage was 9.44% for the month; high due to draining the water tank.
- The 12-month rolling total for water usage is 53.7 acre-feet. Last year at this time our 12-month rolling total was 46.3 acre-feet. We are permitted for 63 acre-feet.

Maintenance

- Completed monthly maintenance.
- Replaced water tank inlet and outlet valves, added blow offs at south entrance and Capitol Forest Ct.
- Inspected the water tank. One inlet pipe support is missing and will be replaced next time the tank is drained.

Projects

Tank level control system – reached out to three contractors, all have turned me
down for a bid. I have identified another potential contractor for the work and still
have a non-contractor electrician willing to do the work.

Landscape Committee

Co-chair Barb Valinske reported on Spring Landscape Committee projects -

- Work on the pipeline common area near lot 5 is ready to be leveled and sodded with support from Tom Coit, Blayde Fry, and Pete Valinske.
- Joy Paulus has agreed to help on the Landscape Committee.

- Bark will be placed on the north common landscape bed.
- Neighborhood Clean-up Day is May 11, 9:00 to 12:00 (postponed from May 4 due to weather); the south entrance and islands will be a focus.

Architectural Review

Dan Miller, Chair, provided the following:

Lot 8 – New garage door approved.

Lot 12 – House painting and gutters approved.

Lot 13 – House painting and gutters approved.

Lot 28 – Asphalt roof shingles approved.

Lot 67 – Dan is drafting a letter from the ARC Committee.

President's Report

President Barry Olson led discussion on the "ARC Fence Construction Policy" dated April 10, 2024 and the "ARC Shed and Outbuilding Construction Policy" dated April 10, 2024.

- Lloyd Moody made a motion, seconded by Pete Valinske, to approve the ARC Fence Construction Policy dated April 10, 2024. The motion passed unanimously.
- Barry Olson made a motion, seconded by Pete Valinske, to approve the ARC Shed and Outbuilding Construction Policy dated April 10, 2024 with modifications related to under 200 feet/over 200 feet sheds. The motion passed unanimously.

Barry will send the policies to HOA members for their comment; the board will review for final approval at the next board meeting.

Lloyd Moody led discussion on the addition of street lights in Cougar Ridge (approved in the 2024 budget). The plan is to have a walk around the neighborhood scheduled in the fall, when it gets dark earlier. In the meantime, Lloyd is researching the feasibility and cost of pedestrian walkway lighting that shines down as well as traditional street lights.

Barry led discussion on recruitment for the 2025 HOA board. We have two one year terms that will be expiring; the rest of the board is on a two year term. We would like to increase the diversity of the board in both age and gender. Present board members would be happy to share information about the board with anyone interested. Board membership is rewarding, a great way to meet neighbors, and the time commitment is one meeting a month.

The next meeting will be held June 12, 7:00 pm, at the Miller's house. The meeting was adjourned at 8:14 pm.

Respectfully submitted, Debbie Wigand, Secretary Cougar Ridge HOA

Attachments: Treasurer's Report Water System Log