

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
October 11, 2021
Virtual Meeting

Attendees: Barry Olson, Pete Valinske, Judy Lundgren, Barb Valinske, Tom Coit, Debbie Wigand, Lloyd Moody

President Olson started the meeting at 3:02.

Treasurer's Report

Judy reported that the 4th quarter water system billing has been completed. The transfer of monies approved by the board on October 2 was completed.

Finance Committee

Pete reported the draft 2022 budgets were finished at the meeting last week. The next meeting is October 15th to review spreadsheets, add funding for the reserve study, and look at the 6-year plan.

Water Committee

Valve replacement work is scheduled for October 18 and 19 for parts of Ridge High Court and Rocky Mtn. cul-de-sac.

The paperwork for a request for certificate of water for Lot 16 has been submitted to the county.

The HOA landscape water system has been winterized.

Water Usage – September

- All water meter readings were recorded on October 1st.
- September water usage was as follows
 - 1,924,100 gal, ~9.9 acre-ft. (August 2021 – 3,222,200 gal, September 2020 – 2,123,250 gal)
 - 64,137 gallons per day.
 - ~720 gallons per day per household.
- The average household used 20,600 gallons, with 4 households using greater than 41,000 gallons (~2X the average) during the month.
- System leakage was 1.9% for the month.
- The 12-month rolling total for water usage is 47.5 acre-feet. We are permitted for 63 acre-feet.

Maintenance

- Completed monthly maintenance.

Secretary's Report

The board discussed putting together info to give to Pat Barber for the fall newsletter. Some of the info included speeding in the neighborhood, pruning trees and bushes along streets, and a reminder to owners about the burning policy.

Welcome packets were given to two new neighbors.

Architecture Committee

Lot 40 - shed extension - approved
Lot 50 - privacy awning screen - approved
Lot 64 - metal roof on sunroom - approved
Lot 75 - driveway extension - approved

Complaints

Lot 50 - submitted a loose dog complaint pertaining to lot 51 – Sept. 2021 – resolved
Lot 51 - request for waiver of late charges – Sept. 2021 – Pete made motion to not waive the late fees, Judy seconded the motion, and the motion passed unanimously.

Landscape Maintenance Committee

A great deal of work was accomplished for the Fall Cleanup Day on Saturday, October 2. Construction of the safety fence around the Pit was started on Saturday and completed on Sunday. A big thanks to those who came back to help finish.

The board would like to remind people to keep their stormwater drains clear during leaf fall, as well as keeping the streets edges cleared of leaves.

Sometime in September the chain and locks were stolen from the Pipeline gate. Pete has replaced the chain and there is a new HOA lock. If you had a key for the old lock, please contact the board for a new key.

Landscape Review Committee

- Lot 44 – removal of tree - approved

President's Report

The board discussed whether or not the 2021 Annual Meeting in December can be held in person or it should be held virtually. After checking with the Fire Department and finding that the conference rooms are not yet open to the public, Barry made a motion to hold the 2021 Annual Meeting as a virtual meeting with vote-by-mail voting, Pete seconded the motion, and the motion passed unanimously.

A discussion was held concerning the Board of Directors for 2022. A list of returning members and candidates wanting to run will be put together for the vote-by-mail packet that will be mailed out in November. Anyone who might be considering running for a position on the board, please let us know as soon as possible in order to be included on the ballot.

Barry drafted a proposed policy for guidelines for public comments at board meetings. The board members discussed and made comments, and this will be sent out for comments after the board finishes.

The board continued with discussions on SSB 5011 and the changes it makes to RCW 64.38 (Cougar Ridge HOA statutes). Response to board questions from the HOA attorney were helpful but a bit more info is needed. It was determined, however, that one item that is needed is written consent from each lot owner to receive electronically transmitted communication. The board will include a consent form in the annual meeting package that will be sent via USPS in November.

The Vote-By-Mail policy was discussed and a couple of edits for clarification were made.

The November meeting is on the 10th 3:00.

The meeting was adjourned at 4:32.

Respectfully submitted,

Barb Valinske, Secretary
Cougar Ridge HOA

Attachments: 1. Treasurer's Report
2. Water System Log
3. draft Public Comments Policy