

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
August 21, 2024

Attendees: Barry Olson, Tom Coit, Debbie Wigand, Pete Valinske, Barb Valinske, Lloyd Moody, Dan Miller

President Olson convened the meeting at 7:01 pm.

Treasurer's Report

Tom Coit reported that the Finance Committee has been meeting in preparation for the annual budget review and submittal.

There is a \$20,000. valve replacement carryover from last year, as Water System valves were not able to be replaced as scheduled due to contractor timelines.

Tom Coit reported that the Community Associations Institute is legally challenging the Corporate Transparency Act (CTA) as it relates to home owner associations. (Federal act aims to combat illicit activity such as tax fraud, money laundering, and financing for terrorism. This act will require businesses that file with the secretary of state, including HOAs, to report online beginning December 31, 2024. The reporting requires information identifying each HOA board member with name, address, birthday, and identification number such as driver's license.)

Water Committee

Pete Valinske reported on water usage for July.

- All water meter readings were recorded on August 1st.
- July water usage was as follows:
 - 3,416,000 gal, ~10.5 acre-ft. (June 2024 – 1,924,200 gal, July 2023 – 3,513,300 gal)
 - 106,750 gallons per day.
 - ~1,160 gallons per day per household
- The average household used 36,742 gallons, with 3 households using greater than 73,000 gallons (~2X the average) during the month.
- System leakage was -0.83% for the month.
- The 12-month rolling total for water usage is 46.1 acre-feet. Last year at this time our 12-month rolling total was 58.7 acre-feet. We are permitted for 63 acre-feet.

Maintenance

- Completed monthly maintenance.

Projects

- American Pump has gone radio silent. I ordered and received two booster pump motors and will install them when time permits. Best to do on a Sunday when irrigation use is minimal.
- The level control system will be designed and installed by an Instrumentation and Controls (I&C) Technician co-worker. It will be on a time and materials basis.

Secretary's Report

Debbie Wigand reported that the fall newsletter is being planned for an early October delivery, which will support board recruitment and reminders for the November 21 annual meeting. Pat Barber, Newsletter Editor, confirmed that the fall newsletter will be her last newsletter as editor.

The November annual member meeting packets will be developed following the October HOA Board meeting.

Landscape Committee

Co-chair Barb Valinske reported on the committee's activities.

- Saturday, October 5 is the Neighborhood Cleanup to support the common areas of the neighborhood. This is an all neighbor activity. The focus will be on supporting the drip system in the common beds, as well as raking and weeding.
- Common beds were weeded and pruned.
- Adopt a Bed has not been as successful as hoped. Unsightly weeds are still a problem in most beds.
- Storm water swales number 1 and 4 need to be cleaned.
- Fireworks debris left at the Rocky Mountain Court cul de sac is still present over a month after the holiday.
- The committee is researching hiring someone to support landscape maintenance.

Lot 2 – Tree removal approved.

Lot 10 – Tree removal approved.

Lot 63 - Tree removal approved.

Architectural Review

Dan Miller, Chair, provided the following:

Lot 75 – a four foot addition to the length of the existing fence was approved.

Some fences in the neighborhood appear to be weathering, requiring attention by the owners. Dan will send letters asking them to attend to the fences.

President's Report

President Barry Olson led a discussion about Board of Directors nominations for the November HOA annual meeting. There will be three open Board positions; nomination forms will be emailed to all members in September to facilitate elections.

Linda Aber, Cougar Ridge homeowner, provided an update to the Board on a neighbor-led group that has formed - the Friends of McLane. This group formed in response to the intended logging of the Capitol Forest near McLane Creek. The parcels to be auctioned for logging are named Bears U1 and Bears U2.

To learn more, go to their website www.FriendsofMcLane.org. Included is a blog on the importance of wetlands and the ability to learn about their efforts.

Street Lights – Lloyd Moody reported on his research related to installing additional lighting in the neighborhood. There are new technologies, such as solar and motion detection, which point downward and use less energy. Lloyd will work with a committee to research the best approach.

The next meeting will be held September 11, 7:00 pm, at the Coit's house.

Respectfully submitted,
Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log