

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
May 10, 2023

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

President Olson convened the meeting at 7:01 pm.

Treasurer's Report

Treasurer Tom Coit reported that the Water System Operating Permit has been renewed for another year. As of the end of April, migration of our bookkeeping data to Oracle software has been completed. Four hours of training are included over the next few months to address questions that arise as he uses the software.

Water Committee

Water Usage - April

- All water meter readings were recorded on May 1st.
- April water usage was as follows
 - 471,400 gal, ~1.1 acre-ft. (March 2023 – 396,200 gal, April 2022 – 413,900 gal)
 - 15,713 gallons per day.
 - ~171 gallons per day per household.
- The average household used 4,899 gallons, with 10 households using greater than 9,800 gallons (~2X the average) during the month.
- System leakage was 2.9% for the month.
- The 12 month rolling total for water usage is 46.3 acre-feet. We are permitted for 63 acre-feet.

Maintenance

- Completed monthly maintenance.
- Completed 2nd quarter maintenance.

Other

- Backflow device testing by Clearwater Utilities was completed. 20 devices failed, two of those will need to be replaced. Affected homeowners will be notified once the report is received.
- Replaced 4 island sprinkler timers.

Secretary

Barb Valinske and Cheryl Matern will support Pat Barber, Newsletter Editor, to complete the spring newsletter. The newsletter is planned to go out by June 15. The committee is planning to highlight our HOA website with links for more information as well as promote the July 4th neighborhood picnic.

Landscape Committee

A barking dog complaint was brought forth to Barb Valinske. The Board discussed the importance of talking to your neighbor as a first step any time there is a concern related to CC&R policies. President Olson will follow up with an email asking them to speak to

their neighbors about the barking dog as a next step. This type of complaint can be very challenging for the Board to address. The section that covers this is the following:

Section 6.8. Nuisances. No noxious, obnoxious, or offensive activity shall be carried on in any Lot, or in the Common Area, nor shall anything be done therein which may be an annoyance or disturbance to the Owners or occupants of the other Lots including, by way of example and without limitation thereto, maintenance of flashing lights or noise audible outside the lot, except for decorative lighting installed by the Association.

For those neighbors who have dogs, please ensure your pet is not barking for extended periods of time.

The Spring Neighborhood Clean-Up Day was successfully completed May 6. Prior to and after that date, the Landscape Committee worked to complete maintenance for the common landscape beds and also completed their spring island project.

Pete Valinske received a report from the Thurston County Storm Water Inspector asking Cougar Ridge to address a missing steel baffle plate at the Pond 4 manhole. The plate was included on the original site plans for oil/water separation for Cougar Ridge. Pete will contact Godat and Associates, the original plan engineers, and bring the matter back to the June Board meeting.

Architectural Review

- 4/23 - Lot 28 - Shed roof replacement approved (same kind).
- 4/28 - Lot 14 - Fence under review.
- 4/28 - Lot 65 - Paint approved.

President's Report

The Board discussed filling the vacant Board position within the next month. Anyone interested in serving on the Board to complete Eric Ostfeld's term of six months should contact President Olson at crhoabod1@gmail.com.

Lloyd Moody will review the street lights not working and make a plan for changing the LED lightbulbs. Any neighbors interested in assisting with this project should contact Lloyd at crhoabod2@gmail.com

The next meeting will be held June 14, 7:00 pm, at the Olson/Matern house.

The meeting was adjourned at 8:05 pm.

Respectfully submitted,

Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log