

Cougar Ridge Homeowners Association  
Board of Directors' Meeting Summary  
June 9, 2021  
Virtual Google Meet

Attendees: Barry Olson, Pete Valinske, Judy Lundgren, Barb Valinske,  
Tom Coit, Debbie Wigand, Lloyd Moody  
Guests: Susan Bogni, Julie Corwin

President Olson called the meeting to order at 2:58.

**Public Comments**

Julie Corwin commented that she believes that some cars are driving too fast and will be glad to help research ways to slow traffic down. The posted speed limit in Cougar Ridge is 25 mph. Lloyd stated that the situation is complicated by having no sidewalks as well as the layout of the neighborhood. The board said that excessive speed is something that could be highlighted in the newsletter.

At this point in the meeting, audio problems made it very difficult for those attending via the virtual meeting, the two guests left the meeting, and the camera was turned off.

**Treasurer's Report**

Judy reported that the bill has been paid for the valve replacement. She will be sending out quarterly billing at the end of the month. There was one unpaid water account as of this date.

**Water Committee**

Water Usage - May

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

- 1,392,600 gal, ~2.8 acre-ft. (April 2021 – 910,250 gal, May 2020 – 1,453,000 gal)  
44,923 gallons per day.
- ~505 gallons per day per household.
- The average household used 15,048 gallons, with 11 households using greater than 30,000 gallons (~2X the average) during the month.
- System leakage was 0.7% for the month.

Maintenance

- Completed monthly and quarterly maintenance.
- Completed annual maintenance for March and April.
- Completed backflow device testing.

Other

Installed a water meter for Lot 19.

Pete made a motion to raise HOA fidelity insurance for theft coverage from \$50,000 to \$250,000, seconded by Debbie, and the motion was passed unanimously.

There are three homes in the neighborhood under construction and likely becoming water system users this year. That will leave two lots left to build on. Our water use projections, based on 2020 data, show us to be well within our water right of 63 acre-feet/year (20.5 million gallons/year) when the neighborhood is built out.

On June 7, Pete was alerted to a problem at the water tank by a neighbor. When he investigated, he found the water storage tank overflowing. Further troubleshooting determined that one of the well pump switches is not functioning and the pump runs continuously. The pump had to be turned off, and we are using the second pump. Landscape watering has been temporarily halted until this can be fixed.

Fortunately, it has been cool and wet since this happened, but next week is forecast to warm and people will need to water yards. Options include lifting the temporary ban on watering and using volunteers to manipulate the pump as needed.

Pete has had no success talking to the county regarding a sign at the Rocky Mtn. Dr. and Capitol Forest Dr. intersection. A sign here directing large vehicles to turn left to reach Delphi would save damage to the corner lot as well as the landscape curb as large vehicles attempt to make a right turn. The board would like to have all neighbors living off of Rocky Mtn. Dr. inform any delivery or service drivers that use oversize vehicles to please turn left at that intersection.

Pete purchased curb reflectors for the landscape islands. These will be attached to the face of the curbs and will be placed on islands around the neighborhood.

The fountain pump has been replaced.

The board agreed with the revisions to the Water System Billing Policy that Pete suggested. He will edit the policy and bring to the July meeting for board approval.

### **Secretary's Report**

The board discussed if there should be a 4<sup>th</sup> of July neighborhood get together this year, after having cancelled it last summer due to COVID. It was decided that the picnic can be held, and the board will provide multiple hand sanitizers for use. An email will go out to the neighborhood with more details and a poster will soon go up at the mailboxes.

Barb would like to make sure that the board has updated contact info for people, for emergency purposes only, such as water supply issues or wild animals sighted. Neighbors who have changed their contact info should contact her at [crhoabod4@gmail.com](mailto:crhoabod4@gmail.com).

### **Complaints**

There have been no complaints other than comments that the neighborhood is looking a little ragged in places. There are multiple lots that have weeds along the roads that could use a little TLC.

### **Landscape Review Committee**

- Lot 78 – yard update – approved

### **Landscape Maintenance Committee**

The Pit has been cleaned up and numerous native shrubs and trees planted. These will need to be watered during the first summer, as new transplants, but after that no watering should be necessary. The board discussed the need for some kind of safety fence around the perimeter of the pit. Having been lined with basalt rock at some point, the footing is precarious if someone tries to descend. It was suggested putting in a post and rail fence like the one at the top of the pipeline. The details of this will be sent to the ARC for approval.

There have been comments and questions concerning the tree stumps in the Pit area. The idea that the Landscape Committee had was to make something a little whimsical that children would enjoy. No HOA money will be used for this, and there will be no blinky lights or fairies included. There have been many positive comments from Cougar Ridge residents concerning the work being done.

There are several places along our roads where trees and/or shrubs block the view of on-coming cars or hang over the roadway. It would be appreciated if the lot owners would take care of these situations.

There have been seven people volunteer to help with mowing HOA common areas while Chuck Lundgren recovers from shoulder surgery. Thanks so much to our volunteers!

### **President's Report**

Barry made a motion to approve the Compliance Process Policy as revised, Lloyd seconded the motion, and the motion passed unanimously.

Barry made a motion to approve Governing Documents Process Policy as revised, Tom seconded the motion, and the motion passed unanimously.

The July meeting is on Wednesday, the 14<sup>th</sup>, at 3:00 at Valinskes'. It has been decided that summer meetings can be held outside, subject to weather, and guests can attend – please notify the board first.

The meeting was adjourned at 4:17.

Respectfully submitted,

Barb Valinske, Secretary  
Cougar Ridge HOA

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