

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
August 18, 2022

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

President Olson convened the meeting at 3:04 pm.

Treasurer's Report

Treasurer Tom Coit reported there are six Water System accounts late as of today. The Finance Committee will be meeting August 24; any budget requests for the coming year should be made soon. Both Water System and HOA CDs will mature in October.

Water Committee

Water Usage - July

- All water meter readings were recorded on August 1st.
- July water usage was as follows
 - 3,145,300 gal, ~9.7 acre-ft. (June 2022 – 1,297,400 gal, July 2021 – 3,275,100 gal)
 - 101,461 gallons per day.
 - ~1100 gallons per day per household.
- The average household used 32,997 gallons, with 6 households using greater than 66,000 gallons (~2X the average) during the month.
- System leakage was 0.4% for the month.
- The 12 month rolling total for water usage is 40.4 acre-feet. We are permitted for 63 acre-feet

Maintenance

- Completed monthly maintenance.
- Completed quarterly maintenance for the third quarter.
- Completed annual maintenance for April and July.

Other

- Pump house roof and siding project is expected to begin by October.
- The next round of valve replacements is expected to occur late summer or early fall.

Landscape Maintenance Committee

Barb Valinske reported in 2023 the Landscape Committee's cul-de-sac renovations will continue. They forecast funds are needed in the next budget to remove overgrown bushes and groundcover at Rainwater Court and McLane Court. Drip irrigation in the two long beds on Capitol Forest Dr. will also be repaired and updated.

The HOA received the county's inspection report from June 3 on July 12 and is working to respond related to the storm water ponds.

The Fall Neighborhood Cleanup Day is October 1, 2022 at 9:00 am, more information to come.

The Landscape Committee would like an upcoming newsletter article to feature volunteering in our neighborhood. We have had very generous volunteers in the past, which we can highlight, as well as soliciting new volunteers. One idea is to ask for volunteers to help weed and maintain beds near their residence – adopt a bed.

Fireworks debris was left on Rocky Mountain Drive common beds and roadway.

Landscape Review Committee

Lot 67 Scotch broom partial removal reported in June, no progress since.

Architectural Review Committee

Lot 94 had exterior painting approved.

President's Report

Board Member Recruitment - With the potential for current board members to resign, the board discussed recruitment of possible candidates for the election at our annual meeting in December.

Bylaws – Lloyd Moody provided an update to the Board on his drafting of the bylaws, including questions that have arisen which will require clarification or discussion.

The September Board meeting will include Board thoughts and input on the draft and a recruitment strategy for the Governing Documents Committee. Part of recruitment is a job description for committee members that can be shared with potential candidates.

Next steps are to 1) enlist neighborhood volunteers to review and refine, 2) schedule review by our lawyer, 3) send to the entire neighborhood for review, and then 4) place on the agenda for the December 1 annual meeting vote.

The next meeting will be held September 21, 3:00 pm, at the Coit's house.

The meeting was adjourned at 4:27 pm.

Respectfully submitted,

Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log