

Cougar Ridge Homeowners Association  
Board of Directors Meeting Summary  
February 12, 2020

Attendees: Barry Olson, Pete Valinske, Judy Lundgren, Barb Valinske, Susan Bogni, Lloyd Moody

President Olson called the meeting to order at 7:02 pm.

**Treasurer's Report**

The Treasurer's report for February is attached.

Judy reported that bill pay wasn't working for several days but has been fixed.

**Water Committee**

- Discussed putting in an irrigation line to the landscape island on McLane Ct. since the road will already be dug up for a valve replacement. Pete made a motion to fund adding irrigation lines on McLane Court, Judy seconded, and the motion passed unanimously.
- The Water Committee reviewed the Northwest Water contract. The committee suggested letting the attorney review before we sign. Pete will contact some other SMA's for bids.
- Pete made a motion to approve the backflow testing proposal for Herrera Backflow Testing, Lloyd seconded, and the motion passed unanimously.

**Water Usage - December**

All water meter readings were recorded on February 1st. January water usage was as follows:

- 373,300 gal, ~1.2 acre-ft. (December 2019 – 383,200 gal, January 2019 – 452,300 gal) 12,042 gallons per day.
- ~135 gallons per day per household.
- The average household used 4,142 gallons, with 4 households using greater than 8,300 gallons (~2X the average) during the month.
- System leakage was 1.3% for the month.

**Maintenance**

Completed 1st quarter maintenance.

Performed troubleshooting on the transfer switch control board – a new control board has been ordered. Will send the old one in to the factory for repair and then keep as a spare if feasible.

**Secretary's Report**

The board discussed cleaning up the shared drive and organizing by subject and/or by year. Pete will work on a sample index for the March meeting.

There have been several reports concerning the door lock on the mailbox kiosk not working. Pete has been working on it.

### **Governing Docs Update**

The board made a decision to forward the attorney's email response on CC&R changes to the neighborhood roster for info.

ACTION: Barry will write a cover note to accompany this.

The board will continue working on changes to update the governing documents. A tentative plan to bring updates to the neighborhood this spring is in the works, along with a plan to have mail-in ballots available.

### **Landscape Committee**

Lot 35 reported that a tree fell over into the storm water pond and would like the portion still standing removed.

ACTION: Landscape Maintenance Committee – spring cleanup

The new HOA landscape maintenance lawnmower has been purchased and the old mower sold on Craigslist.

### **President's Report**

A potential neighborhood website has been discussed. Details will be in the spring Cougar Ridge Newsletter. The board would like public input on this.

It was decided that there should be specific email addresses established for the Landscape Maintenance Committee and Compliance. These emails will be announced when completed.

The board discussed the need for additional streetlights in the neighborhood. The board plans a night tour to investigate.

The March meeting is at the Moody's on Wednesday, the 11th.

The meeting was adjourned at 9:04.

Respectfully submitted,

Barb Valinske, Secretary  
Cougar Ridge HOA

Attachments: 1. Treasurer's Report for February  
2. Water System Log  
3. 2020 Strategic Plan for CRHA Board of Directors