

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
May 11, 2022

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

President Olson convened the meeting at 3:01 pm.

Treasurer's Report

Treasurer Tom Coit reported there are seven unpaid water bills.

The annual report to the Secretary of State and the Water System operating permit will both be paid in the coming month.

Water Committee

Water Usage - April

- All water meter readings were recorded on May 1st.
- April water usage was as follows
 - 413,900 gal, ~1.3 acre-ft. (March 2022 – 428,600 gal, April 2021 – 910,250 gal) Discrepancy likely due to cold, wet spring this year.
 - 13,797 gallons per day.
 - ~150 gallons per day per household.
- The average household used 4,235 gallons, with 3 households using greater than 8,500 gallons (~2X the average) during the month.
- System leakage was 4.4% for the month.
- The 12 month rolling total for water usage is 45.8 acre-feet. We are permitted for 63 acre-feet

Maintenance

- Completed monthly maintenance.
- Completed 2nd quarter maintenance.
- Completed annual maintenance for April.
- Replaced the motor contactor for Deep Well Pump #2.
- Working to resolve low current on Phase A of the Booster Pump motors.

Other

- Obtained the building permit for the pump house roof.
- Met with three contractors for pump house roof and siding bids.
- Valve work has been pushed to October by the contractor.

Pete Valinske made a motion to contact Raeson Construction for construction of the pump house roof and siding work. It was seconded by Barry Olson; motion passed unanimously.

Lloyd Moody made a motion to provide James Ashley-Cole with a gift certificate in appreciation of his gratis work and expertise producing engineering plans for the pump house. It was seconded by Barb Valinske; motion passed unanimously.

Secretary's Report

July Fourth Picnic planning is underway. The picnic will be held Monday, July Fourth, from 4 to 7 pm at the Rocky Mountain Drive pipeline area. BBQ grills have been secured, but tables are needed. The day will be Bring Your Own Everything with the option to bring a side dish or dessert to share. The newsletter will highlight the picnic, a flyer will be posted at the mailboxes, and an email will be sent to neighbors.

The spring newsletter will contain articles about the landscape committee's successful work day recently and the need to create a roster of volunteers to work on an ongoing basis.

Email consent forms have provided updated contact information. As of January 1, 2022, state guidance is that the Board does not need written authorization to send out emails.

Landscape Maintenance Committee

Neighborhood Spring Cleanup Day May 7 from 9 to 12 was held with fifteen people volunteering. Rain held off until the end and camaraderie was high as neighbors worked to maintain our common landscape.

Other

- Four cul-de-sacs have been refurbished, with a few more plantings needed.
- The pit area at the mailboxes is still in need of clean up.
- The storm water inventory will be completed soon.

Landscape Review Committee

Lot 75 tree removal was approved.

Architectural Review Committee

No new plans.

President's Report

Snow Plow Policy - Barry Olson reported there are no regulations requiring the county to clear county roads. Barb Valinske will revise the policy and bring back to the June meeting. The policy will include Public Works contact information. The fall newsletter will include information about the policy.

Identify and hire a reserve study professional – Pete Valinske and Barry Olson met with CEDCORE for an onsite visit. We should have a reserve study report in six to eight weeks. The Board asked for clarification from CEDCORE about how to address assets with an indeterminate life span, such as street lights and PVC piping.

Pete Valinske updated the Board on placement of reflectors on common area landscape curbs for higher visibility. The reflectors have been purchased and will be placed once the weather cooperates.

The Board asked for clarification from our lawyer on use of WA Legislative RCW 64.38 for HOAs and RCW 24.03A for nonprofit corporations in our governance documents.

The June 2 meeting will be held at Lloyd Moody's house at 3:00 pm.

The meeting was adjourned at 4:21 pm.

Respectfully submitted,

Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log