

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
October 12, 2022

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

President Olson convened the meeting at 3:11 pm. Lloyd Moody arrived 3:35 pm.

Water Committee

Water Usage - September

- All water meter readings were recorded on October 1st.
- September water usage was as follows
 - 2,653,500 gal, ~8.1 acre-ft. (August 2022 – 3,558,500 gal, September 2021 – 1,924,100 gal)
 - 85,597 gallons per day.
 - ~930 gallons per day per household.
- The average household used 27,945 gallons, with 6 households using greater than 56,000 gallons (~2X the average) during the month.
- System leakage was 0.73% for the month.
- The 12 month rolling total for water usage is 43.6 acre-feet. We are permitted for 63 acre-feet

Maintenance

- Completed monthly maintenance.

Other

- Pump house roof and siding project has begun.
- The next round of valve replacements is expected to occur early fall.
- One island backflow device was replaced after being damaged by a vehicle.

Secretary's Report

Newsletter – Pat Barber, Newsletter Chair, will begin working on the newsletter in October. Articles from the Water System and the President will be ready by the end of October; photographs and an article on the Fall Cleanup Day are completed; noxious weeds article is in progress. The newsletter will be delivered after the annual meeting, sharing information about the newly elected Board.

Landscape Maintenance Committee

Barb Valinske reported that participation for the Fall Neighborhood Cleanup Day held October 1 was one of the neighborhood's largest with twenty seven volunteers. Lampposts were also cleaned by volunteers during the event, led by Lloyd Moody. Co-chairs Barb Valinske and Judy Lundgren are actively working to complete the remainder of clean up in the two long beds.

The Landscape Maintenance Committee co-chairs are looking for new committee members to help with the jobs in the neighborhood. Judy and Barb are taking a step back and need your help to continue maintaining the great condition of our

landscape beds. If you are interested in assisting, please contact the committee co-chair at crhoabodlandscape@gmail.com.

The following neighbors have agreed to support maintaining common areas by Adopting a Landscape Bed:

- Capitol Forest Court at Capitol Forest Dr. – Margaret Scheppke
- Rocky Mtn. Dr. cul-de-sac – Deborah Noble
- Rocky Mtn. Dr. at Capitol Forest Dr. – Amelia and Isaiah Petersen
- Ridge High Ct. – Audrey and Heath Snow
- McLane Ct. – Jon Aal
- Pipeline Bed at Lot 5 – Dedi and Rob Little
- Private Drive – Mike Burnett
- Common area trail to McLane Nature Reserve – Michelle and James Ashley-Coles

Landscape areas still seeking adoption by volunteers:

- South Entrance
- Capitol Forest Court cul-de-sac
- McLane Creek Ct.
- Rainwater Ct.
- North Entrance
- The Pit (near mailbox kiosk and pump house)

If you are interested in one of these beds, reach out to crhoabodlandscape@gmail.com.

Drainage at the storm water pond by the pump house has filled in with silt; volunteers will be sought to clear the drainage area.

The spraying contractor for invasive Japanese knotweed on common land was cancelled due to the light amount observed on inspection by the Landscape Committee. Volunteers will remove a patch that was observed; saving association funds.

Landscape Review Committee

Lot 18 - approved for tree removal

Lot 67 – letter to be sent on Scotch broom removal

Treasurer's Report

Treasurer Tom Coit reported that the Finance Committee meetings are ongoing; a budget will be ready by the next Board of Directors meeting. The Public Utilities Tax (PUT) quarterly report has been filed. The two CDs set to mature October 2022 (one for Water and one for HOA) will be rolled over with additional funds added to work toward our reserve account requirements.

President's Report

President Barry Olson reported that three people were recruited to assist on the Governing Documents Committee and one person has volunteered to run for the Board of Directors election. If interested in either position, please contact Barry Olson.

Annual Meeting – Fire Station #91, located at Mud Bay Road and Delphi Road, has approved our request for meeting space for our December 8 annual meeting. The meeting will be held at 7:00 pm, doors to open at 6:30 pm. Any absentee ballots placed in the ballot box at the mailbox kiosk will need to be placed there by 5:00 pm on the 8th to be counted.

Bylaws

Lloyd Moody reviewed the newest bylaws draft and highlighted records retention features in the Nonprofit Act. Lloyd asked that Board members provide any additional comments to him within the next couple days so he can finalize a draft to share with the Governing Documents Committee.

The next meeting will be held November 9, 3:00 pm, at the Moody's house.

The meeting was adjourned at 4:57 pm.

Respectfully submitted,

Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log