

January 12, 2019

Cougar Ridge Homeowners Association  
Board of Directors Meeting Summary  
January 9, 2019

Attendees: Kitty Lindstrom, Barry Olson, Susan Bogni, Judy Lundgren, Alejandro Sanchez, Pete Valinske, Barb Valinske  
Guest: Steve Whitmire

President Lindstrom called the meeting to order at 7:01 pm.

**President's Report**

The board discussed having a meeting with Lot 29 owner who owns the 7 acres adjacent to Cougar Ridge south border. He would like to submit a plan to enlarge Lot 29 by adding an acre, and to then build two houses - one on Lot 29 and one on a part of his remaining 6 acres, allowing both homes to share a driveway/road access through Lot 29. It was noted that it would take a neighborhood vote to change the CC&R's to allow changing the plat. Barry made a motion that the HOA board meet with Lot 29 owner to hear the proposal, Pete seconded the motion, and the motion passed unanimously. The board representation will meet with the owner to listen to his proposal and ask for clarification as needed.

ACTION: Barry - contact Lot 29 owner to set a date and time.

The BOD members discussed their roles and current responsibilities.

Pete made a motion to continue the 2018 officer positions of: Kitty Lindstrom – President, Barry Olson – Vice President, Judy Lundgren – Treasurer, and Barb Valinske – Secretary, into 2019. Susan seconded the motion and the motion passed unanimously.

Propel request for any needed adjustments to our insurance coverage or board information. Pete mentioned that having fence, cameras, and lights around the mailboxes might lower the insurance costs.

Kitty discussed using the Google Drive for storing documents and the need to organize, archive, and set up for 2019 folder.

ACTION: Kitty and Barb will get together and organize the Drive

**Complaint Response and Compliance**

Susan wanted assurance that board members were “on-board” with the new policies. The ARC Lead will be invited to the next meeting to discuss the history on Lot 75 roof discrepancies.

### **Secretary's Report**

Barb stated that the approved December meeting summary was emailed to the roster on January 2, 2019.

The normal updating of the new board members list and the draft board meeting dates were handed out.

### **Treasurer's Report**

The Treasurer's Report for January 2019 is attached (pdf).

There are two 18-month CDs coming due on January 18, 2019, at WSECU. The current interest rate is 2.56%. Judy made a motion to roll over one CD, cash out the second CD and purchase another to ladder the CDs, Barry seconded the motion, and the motion passed unanimously. Kitty stated that the January 2019 BOD meeting summary, with the approved board of directors listed, was needed at the time this is done.

Judy stated that the safety deposit box at Columbia Bank is coming due, and discussed the convenience of having a safety box here in the neighborhood. Pete mentioned that getting one with a high fire rating would be a good thing.

### **Water Committee**

#### **Water Usage**

All water meter readings were recorded on January 1st.

December water usage was as follows:

- 446,700 gal, ~1.4 acre-feet (Nov 2018 – 390,500 gal; Dec 2017 – 446,090 gal)
- 13,959 gallons per day (November - ~13,466 gallons per day)
- ~157 gallons per day per household
- The average household used 4,899 gallons, with four households using greater than 9,800 gallons (~2X the average) during the month of December.
- System leakage was 3.4%.
- 2018 total water usage was 51.1 acre-feet.

#### **Maintenance**

December monthly maintenance was completed. DWP flow remains down slightly at 175 gpm. Checking weekly.

### **Governing Documents Committee**

The Governing Docs Committee (GDC) has changed the format for its work. Members will be contributing edits, additions, and grammatical changes in a spreadsheet via email to the committee chair, Susan Bogni. The chair will periodically bring those sheets to the Board for discussion. The goal is to compile all changes by end of summer and make a determination at that time if the CC&Rs should be considered for revision - which requires a 67% vote of the Cougar Ridge (CR) membership. Current GDC members will be notified of the changed format and an email will be sent to all CR members inviting them to contact the chair if they are interested in contributing to this project.

**Landscape Maintenance Committee**

Barb stated that the lights for water fountain were not working. Pete has taken the light receptacles apart, cleaned and ordered new parts to repair existing lights.

Pete pressure washed some of the white paint off of the asphalt by the mailboxes. Other colors were not so easily removed.

Kitty suggested getting two planters to place on either side of the mailbox kiosk.

ACTION: Judy and Barb

The February meeting is at Susan Bogni's on Wednesday, the 13th.

The meeting was adjourned at 9:10.

Respectfully submitted,

Barb Valinske, Secretary  
Cougar Ridge HOA

Attachments: 1. January 2019 Treasurer's Report  
2. Water System Log – January 9, 2019