

Summary  
Cougar Ridge Homeowners Association  
Board of Directors Meeting  
March 10, 2020

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

Vice President Valinske called the meeting to order at 7:03 pm.

**Treasurer's Report**

Judy reported that as of today, there are four overdue water bills and two overdue HOA bills. The Treasurer's Report is attached.

**Water Committee**

Water Usage

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

- 508,700 gal, ~1.6 acre-ft. (January 2020 – 373,300 gal, February 2019 – 388,000 gal)
- 17,541 gallons per day
- ~197 gallons per day per household
- The average household used 5,686 gallons, with only 1 household using greater than 11,300 gallons (~2X the average) during the month.
- System leakage was 0.5% for the month.

Maintenance

Completed monthly maintenance. Replaced the transfer switch faulty main control board enabling restoration of the generator to automatic operation.

Other

Successfully terminated our water system management contract with Northwest Water, effective 1 April.

Pete negotiated a contract with H2O Management Services to begin 1 April. Switching to H2O will save Cougar Ridge over \$2500 per year in management fees.

Pete made a motion to approve the H2O management services contract, Judy seconded the motion, and the motion passed unanimously.

Jeff Capezio, Lot 29, requested a water certificate so he can begin construction. Pete has requested one from the county.

Lots 19 and 29 both need water connections installed. Lot 19 is up for sale and Lot 29 is in the beginning stages of construction.

### **Secretary's Report**

Barb requested ideas, articles, and photos to pass on to Pat Barber for the Spring newsletter.

Two new HOA Board email addresses will be initiated, one for the Landscape Committee and one for Governing Documents & Compliance. An email will go out to the neighborhood when these are completed along with what information can be accessed.

The board talked about the recent criminal activity in the neighborhood and whether or not there might be anything that the HOA can do. It was decided that it's up to individual homeowners to keep their property secure.

### **Architecture Committee**

Lot 29 update - Jeff Capezio is waiting on permits from the county so he can begin work on building his home. He has contacted Ben and will work with ARC.

### **Complaint Response and Compliance**

No new activity.

### **Governing Docs Update**

The board is working on getting information together to send out to the neighborhood so that voting on the governing document changes can be done by mail.

ACTION: Lloyd will contact the attorney concerning the steps for voting by mail.

ACTION: Susan and Ale' will put together a packet for mailing.

### **Landscape Committee**

Neighborhood Cleanup Day is scheduled for Saturday, May 2. Items needing attention were discussed. A call for volunteers will go out later in April.

Areas needing tree branches pruned for driving line-of-sight or streetlight clearance will be addressed.

ACTION - Barb

### **President's Report**

A neighborhood website is in the works, with Cheryl Matern volunteering to put one together. The board discussed what kinds of items to put on the new website.

One of the questions was whether or not the website usage can be tracked. Lloyd made a motion to use a website that costs no more than \$15 per month, Barb seconded the motion, and the motion passed unanimously.

A nighttime walkabout by board members showed that there are several rather dark areas on the streets in our neighborhood, and could potentially use more streetlights. It was discussed looking into shorter lights, such as path lighting versus tall light posts such as already in the neighborhood.

Pete made a motion to allow spending up to \$200 on a sample lower level road wash type light to pursue this, Judy seconded, and it passed 4 in favor and one against.

ACTION: Lloyd and Susan

The April meeting is at Susan Bogni's on Wednesday, the 8<sup>th</sup>.

The meeting was adjourned at 8:41.

Respectfully submitted,

Barb Valinske, Secretary  
Cougar Ridge HOA

Attachments: 1. Treasurer's Report for  
2. Water System Log