

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
May 12, 2021
Virtual Google Meet

Attendees: Barry Olson, Pete Valinske, Judy Lundgren, Barb Valinske,
Tom Coit, Debbie Wigand
Guests: Taylor Johnston, Rudy Rudolph, Steve Whitmire

President Olson called the meeting to order at 1:07 pm.

Public Comments

Taylor Johnston stated that meetings should be held at times the greatest amount of people can attend. Barry consulted with the HOA attorney and found that the timing of board meetings is at the discretion of the board. Taylor also stated that he feels that delivery drivers are speeding in our neighborhood. Barb told him that Cougar Ridge roads belong to the county, not the HOA, and that perhaps phone calls or letters to the companies involved might be helpful.

Treasurer's Report

WSECU mistakenly moved \$5,000 to water CD33 rather than the HOA CD. Since we intended to add money to this CD eventually, Pete made a motion to leave the erroneously moved money in the CD, Tom seconded, and all approved.

Water Committee

Backflow testing was completed on Monday, one day late due to personal reasons for the tester. Pete will verify the statement is correct and forward to Judy.

Pete talked to the insurance company for an update on the HOA fidelity insurance. Currently the HOA is covered up to \$50,000 for theft. He would like to increase the amount to \$250,000, which will cost about \$600 annually. He will check to see that the fidelity insurance covers both HOA and water system monies.

Pete talked to the county concerning a new sign for Rocky Mtn. Road intersection with Capitol Forest Dr. There is frequent damage done at that intersection due to oversize vehicles trying to turn right. The county said they will think about it.

Pete also talked to the county about the curb reflectors that were installed on a few of the landscape beds in the neighborhood. The board would like to see a few more added in specific spots. He was told that an error was made and no reflectors should have been installed as the landscape islands belong to the HOA and not the county. They will not finish the job. The board decided to purchase a small pack of reflectors for the entrances and see how they work.

The pump on the water fountain on Capitol Forest Dr. has died. Pete will order another one that is a little bit bigger for improved water flow.

Water Usage - April

All water meter readings were recorded on May 1st. April water usage was as follows:

- 910,250 gal, ~2.8 acre-ft. (March 2021 – 401,050 gal, April 2020 – 968,900 gal) 30,341 gallons per day.
- ~341 gallons per day per household.
- The average household used 9,635 gallons, with 9 households using greater than 20,000 gallons (~2X the average) during the month.
- System leakage was 1.5% for the month, which is more typical than the previous five months.
- Lot 19 getting ready to build

Maintenance

- Completed monthly maintenance.
- Restored landscape island sprinklers from winter layup.
- Backflow device testing is in progress.

Other

- Replaced seven distribution/blow off valves on Rocky Mtn Drive and McLane Creek Court.
- A quote has been requested from KCL Excavating to replace/add two cul-de-sac blow-offs later this year.

Secretary's Report

Barb brought up that the 4th of July is just around the corner, and asks do we want to plan the usual neighborhood get-together this year. The board decided to go ahead, with whichever social distancing people feel comfortable with, and keep the option to cancel if conditions change for the worse. Since this event is a BYOE (bring your own everything), it should help limit concerns. Barb will give Pat Barber the okay to put this in the newsletter.

Architecture Committee

No activity this month.

Complaints

No complaints this month.

Landscape Review Committee

No reviews submitted this month.

Landscape Maintenance Committee

The Cougar Ridge Spring Clean up was attended by 14 people this year, helping to keep our neighborhood beautiful. Debris cleanup from winter, weeding, raking and sweeping was accomplished along with a bit of socializing – fun to see everyone out and about! Thanks for your help! Also, thanks to those who help maintain the cul-de-sac beds on their block.

Another Noxious Weed – Tansy Ragwort! Barb has noticed this plant around the neighborhood. According to the Thurston County Weed Board, this is a toxic plant in all forms and it is advised to remove from your property. For more info, go to the Thurston County Weed Board site, and click on Tansy Ragwort. Here is the website for more info: <https://www.co.thurston.wa.us/tcweeds/factsheets.htm>.

President's Report

Comments on the Governing Documents policy and the Compliance policy were received from a few neighbors. The comments were discussed and Barry will incorporate the changes and send out for board final approval.

Twelve responses were received from the Survey Monkey survey.

Barry did research regarding recreational drones. The FAA has regulations regarding their use. Some HOA's have written regulations but have found them hard to enforce. The board decided to take no further action in this regard."

The June meeting is on Wednesday, the 9th.

The meeting was adjourned at 1:53.

Respectfully submitted,

Barb Valinske, Secretary
Cougar Ridge HOA

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