

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
August 11, 2021

Attendees: Barry Olson, Pete Valinske, Judy Lundgren, Barb Valinske, Tom Coit, Debbie Wigand, Lloyd Moody
Guests: Kari and Taylor Johnston, Rachel Trotter, Michelle Ashley-Cole

President Olson called the meeting to order at 3:09.

Public Comments

Rachel Trotter: She wanted to thank the board for being gracious and understanding about the temporary, portable fence they put up for their new rescue dog. It was only meant as a safe space for the dog, not domination.

Michelle Ashley Cole: Had informed the board by email that the flyer she put up at the HOA bulletin board had been removed without her permission. The board viewed the security tapes, she has contacted the person, and the situation has been resolved. The flyer was to show support for the HOA, that she finds the Lot 51 plywood sign offensive, and considers it not a neighborly thing to do.

Taylor Johnston: He wanted to say that the landscape committee and the water system chair should be paid positions and that he supports an increase in dues for these to become paid positions, and is worried about who will run the water system when Pete is no longer available. Pete responded that our SMA would take over in the event he himself should suddenly become unavailable. Judy told him that the volunteers that are on the Landscape Committee do it because we care about the community and the landscape beds and we don't want to be paid.

He also told the board that as of yesterday a person has been throwing treats to his dogs just outside of the dogs' reach, thus causing the dogs to dig holes. He wants it to stop.

Treasurer's Report

Judy reported that there are five unpaid water accounts as of this date, and that the quarterly Public Utility Tax (PUT) report has been completed.

\$10,000 was added to the Water CD 1118-37 on July 17th when the certificate was renewed.

Water Committee

Water Usage for July

All water meter readings were recorded on August 1st. July water usage was as follows:

- 3,275,100 gal, ~6.7 acre-ft. (June 2021 – 2,167,400 gal, July 2020 – 3,111,900 gal)
- 105,648 gallons per day.
- ~1187 gallons per day per household.
- The average household used 36,183 gallons, with 5 households using greater than 72,000 gallons (~2X the average) during the month.
- System leakage was 0.4% for the month.
- The 12-month rolling total for water usage is 47.9 acre-feet. We are permitted for 63 acre-feet.

Maintenance

- Completed monthly and quarterly maintenance.
- Completed semi-annual and annual maintenance for July.

Revising the Water System Billing Policy is on the agenda – Pete would like to table this until the end of the year when the policy is updated for the coming year.

Re-evaluating our spare parts inventory following June's pump failure, a booster pump controller will be purchased to have on hand. We are also searching for a spare booster pump and motor.

Pete made a motion to spend \$9,000 to replace two blowoff valves on Rocky Mtn. Dr. and Ridge High Ct. in lieu of spending money on the pump house siding and roofing this year. The motion was seconded by Judy, and it was passed unanimously.

Secretary's Report

Barb reported that the 4th of July neighborhood BYOE picnic was attended by 27 friends and neighbors. We were happy to see a bald eagle do a couple of fly overs during the afternoon.

It is time to be thinking about info to put into the fall newsletter. Articles on speeding and trees/bushes pruning along roads were discussed.

Architecture Committee

The ARC presented a proposal to outline building specifications for Outbuildings and Sheds. The board discussed the proposal and referred it back to the ARC for further clarification on a couple of items.

Complaints

Lot 50 – fence

The board previously approved a temporary fence/gate for 6 weeks for a new rescue dog, which is up August 31. If this date is not met, there will be a first notice of violation issued. Lot owner stated that she has a request to the ARC for approval for a permanent fence. Barry made a motion to send a first notice of violation notice if the fence is not down by Sept. 1, Judy seconded the motion, and it passed unanimously.

Lot 51 – fence with sign on

The lot owner put up an unapproved chain length fence along his front yard with a sign disputing the board decision for the temporary fence for Lot 50. Barry made a verbal request for the fence to be removed by August 31. If this date is not met, there will be a first notice of violation issued. Barry made a motion to send a first notice of violation notice if the fence is not down by Sept. 1, Debbie seconded the motion, and it passed unanimously. Lot owner requested the email that complained about the fence along the road. Barry replied that it would be sent to him at the convenience of the board.

Lot 51 – barking dog

The board determined in July 2019 that it has no authority when it comes to barking dogs complaints. Board remediation has not been successful. The only solution available is to call Animal Control.

Lot 64 – flyer removed from bulletin board without permission
Situation resolved.

Landscape Maintenance Committee

The committee has come up with a diagram for a proposed safety fence around the Pit. Barb reported she wants to consult the County Road Dept. before submitting this to the ARC. The fence is to keep people from walking on the rocks, which are unstable and pose a safety risk.

The committee asked the board what should be done with the old cedar fencing from the pipeline - it is decomposing and riddled with insects. The decision was to send it to the landfill for compost.

Barb mentioned that the Annual Fall Clean Up Day is on Saturday, Oct. 2, from 9:00 am to noon. The committee is in need of drivers to take a trailer load of the compost pile to the landfill. This can be done anytime or on the day of.

Barb also mentioned that the committee has received positive feedback on the woodland stump homes crafted out of the tree stumps in the Pit.

President's Report

"NOW THEREFORE, I, Jay R. Inslee, Governor of the state of Washington, terminate and rescind Emergency Proclamation 20-51, et seq., pursuant to RCW 43.06.210, effective at 11:59 p.m. July 24, 2021. Signed and sealed with the official seal of the state of Washington this 13th day of July, A.D., Two Thousand and Twenty-One at Olympia, Washington."

Since the proclamation has been rescinded, the Board will be sending out invoices for fines that were deferred by Covid. A notice dated today was hand delivered to Lot 51 for the \$50 second notice for violation of the open fire ban.

The complaints from people about speeding in the neighborhood is a county problem and nothing that the HOA can do anything about, except to ask people to please drive slowly and beware of children and people walking.

We also would like to ask neighbors to please ensure their trees and bushes are pruned high enough to not interfere with school buses and leave a clear line of sight for traffic.

The discussion on Senate Bill 50-11, "Addressing electronic meetings and notice provisions for common interest communities, condominiums, and homeowners' associations", has been moved to September.

Pete made a motion that Board meetings be held virtually for the time being due to the emerging covid increases, Debbie seconded the motion, and the motion passed unanimously. It should be noted here that the HOA has purchased a new microphone which should alleviate the audio problem experienced in previous meetings.

Barry will meet with Julie Corwin to get the Finance Committee up and running in time for the Budget Report for the Annual Meeting, which is Thursday, December 2.

The September meeting will be on Wednesday, the 8th, at 3:00.

The meeting was adjourned at 4:28.

Respectfully submitted,

Barb Valinske, Secretary
Cougar Ridge HOA

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