

Cougar Ridge Homeowners Association
Board of Directors Meeting Summary
March 13, 2019

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

Guest: Tom Marter

President Lindstrom called the meeting to order at 6:56 pm.

President's Report

The board discussed Lot 29 and was in agreement to move forward in meeting with the owner.

Kitty updated the board on the 2019 insurance. All items are approved and moving forward.

A draft policy regarding snow plowing the neighborhood is being written.

Pete made a motion to close out the safe deposit box at Oly Fed and purchase a fireproof safe for the HOA, Barry seconded the motion, and the motion passed unanimously. Kitty will bring all of the items from the safe deposit box and keep them in the new safe at her residence, Judy will keep the second key, and a third key will be kept in the HOA key box.

Complaint Response and Compliance

There have been several excessive speed complaints in the last several months. An email concerning safe driving speeds in the neighborhood may be needed.

Several neighbors have reported finding the mailbox gate unsecured. A reminder to firmly close the gate will be emailed. Barb will draft a note.

Secretary's Report

Barb reminded the board that articles for the spring newsletter will be due mid-April.

Treasurer's Report

The March Treasurer's report is attached.

The Treasurer explained that current CD's at Oly Fed will be cashed out as they mature, and the money put into laddering 18-month CD's at WSECUCU, which has a higher interest rate for 18-month CD's.

Taxes for 2018 have been completed.

Architecture Committee

- Lot 75 – Due to a previous decision on this roof, it is now considered in compliance.

Water Committee

Water Usage

All water meter readings were recorded on March 1st.

February water usage was as follows:

- 388,000 gal. ~1.2 acre-feet (Jan. 2019 – 452,300 gal; Feb. 2018 – 379,000 gal)
- 14,370 gallons per day (January - ~14,134 gallons per day)
- ~159 gallons per day per household
- The average household used 4,170 gallons, with 5 households using greater than 8,400 gallons (~2X the average) during the month of February
- System leakage was 3.2%

Maintenance

February monthly maintenance was completed. DWP flow is up slightly at 178 gpm. Checking weekly.

Met with contractors for quotes on buried valve replacements and pump house roof and siding work.

Regarding the water system cross-tie with Camelot, the Washington Administrative Code (WAC 246-290-131) has requirements for emergency water system cross-ties. A cross-tie will not occur at this time. Washington Water Services, owner of the Camelot water system, has proposed only running a water line across Delphi at the north entrance to Cougar Ridge, while the road is being widened, for a future cross-tie. Pete made a motion to allow Washington Water Services to run a water line (at no expense to Cougar Ridge) to the north entrance for a possible future emergency cross-tie with Cougar Ridge water system. Barry seconded the motion, and the motion passed unanimously.

The Water System Log for February is attached.

The April meeting is at Barry Olson's on Wednesday, the 10th.

The meeting was adjourned at 9:00.

Respectfully submitted,

Barb Valinske, Secretary
Cougar Ridge HOA

Attachments: 1. Treasurer's Report for March 2019
2. Water System Log