

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
December 15, 2022

Attendees: Barry Olson, Pete Valinske, Barb Valinske, Tom Coit, Judy Lundgren,
Debbie Wigand, Lloyd Moody
Finance Committee Member - Blayde Fry

President Olson convened the meeting at 2:58 pm.

Treasurer's Report

Treasurer Tom Coit informed the Board about potential updates to our accounting software, QuickBooks. After speaking to several vendors, a subscription could cost about \$2,400 annually; \$600 was budgeted in 2023. Tom agreed to do more research.

Tom also reported on CD rates in anticipation of a January 17, 2023 CD maturation. The HOA is diversifying our investments across banking institutions to ensure our accounts are within the federally insured amount. Tom will present a banking recommendation to the Board at the next monthly Board meeting.

Water Committee

Water Usage - November

- All water meter readings were recorded on December 1st.
- November water usage was as follows
 - 404,700 gal, ~1.2 acre-ft. (October 2022 – 1,424,900 gal, November 2021 – 372,200 gal).
 - 13,490 gallons per day.
 - ~147 gallons per day per household.
- The average household used 4,053 gallons, with 5 households using greater than 8,000 gallons (~2X the average) during the month.
- System leakage was 5.2% for the month.
- The 12 month rolling total for water usage is 46.3 acre-feet. We are permitted for 63 acre-feet.

Maintenance

- Completed monthly maintenance.

Other

- Pump house roof and siding project is complete. Final building inspection completed with no issues. In the process of reinstalling cameras.

Landscape Maintenance Committee

Barb Valinske reported that two new landscape areas have been adopted.

- Rainwater Ct. – Todd and Dorraine Turner
- The Pit (near mailbox kiosk and pump house) – Pat and Terry Barber

The Landscape Maintenance Committee co-chairs are looking for new committee members to help with the jobs in the neighborhood. If you are interested in assisting, please contact the committee co-chair at crhoabodlandscape@gmail.com.

Landscape areas still seeking adoption by volunteers:

- South Entrance
- Capitol Forest Court cul-de-sac
- North Entrance

If you are interested in one of these beds, reach out to crhoabodlandscape@gmail.com.

Landscape Review Committee

Lot 41 has been approved for tree removal.

President's Report

President Olson asked the Board for feedback on the annual meeting. Observations included

- We should consider presenting a graph on the percent funded for the HOA and Water System reserve funds in the PowerPoint presentation.
- Board members meeting several days in advance of the annual meeting to review the presentation could be helpful.

Preliminary results from the survey monkey sent to all homeowners indicated that of 30 responses, 1) a significant majority agreed to stagger the terms of office for Board of Director positions and 2) most respondents were against setting term limits for Directors.

The next meeting will be the first for our newly elected Board. The meeting start time will move to 7:00 pm on the second Wednesday of the month. The January meeting will include a discussion about Board priorities for 2023.

The next meeting will be held January 11, 7:00 pm, at the Olson/Matern house.

The meeting was adjourned at 4:14 pm.

Respectfully submitted,

Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log