

Cougar Ridge Homeowners Association  
Board of Directors Meeting Summary  
May 8, 2019

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

President Lindstrom called the meeting to order at 7:02 pm.

**President's Report**

Kitty and Barry met with the attorney concerning the proposed Lot 29/7 acre variance. Her suggestion is to coordinate with the surveyor hired by the owner of Lot 29 concerning any issues that would preclude bringing this parcel into the Cougar Ridge neighborhood, i.e., easements, wetlands, etc.). A special meeting for the neighborhood to vote on this will be held as soon as possible.

Barry volunteered to contact legal to clarify some process questions. The Board discussed and planned a meeting to work on a communication document detailing a potential variance agreement.

**Complaint Response and Compliance**

The complaint concerning loose dogs is on-going.

**Governing Docs Committee**

The Pipeline Policy that was approved at the April Board Meeting has been considered finalized and is attached.

**Secretary Report**

The Cougar Ridge Welcome Packet is being updated with the recent approved policies.

Information for the spring newsletter has been given to Pat Barber.

A postal employee commented that mail and packages are not being picked up promptly, which causes a backup for the parcel boxes.

Barb reminded the board that the 4<sup>th</sup> of July Neighborhood Picnic is coming up.

**Treasurer Report**

The April Treasurer's update is attached (pdf).

**Architectural Review Committee**

With Mike Burnett taking on the ARC lead position while Ben is taking leave, the board will invite him to attend the board meetings to review projects and their statuses. Kitty will contact Mike.

## **Water Committee**

### **Water Usage**

All water meter readings were recorded on May 1<sup>st</sup>, with one meter failed, indicating zero usage.

April water usage was as follows:

- 566,850 gal. ~1.7 acre-feet (Mar. 2019 – 410,400 gal.; Apr. 2018 – 462,600 gal.)
- 18,895 gal. per day (Mar. - ~13,239 gal. per day)
- ~212 gal. per day per household
- The average household used 6,230 gal., with 7 households using greater than 12,500 gal. (~2X the average) during the month of April
- System leakage was 1.1%.

### **Maintenance**

- April monthly maintenance was completed. DWP flow remains steady at 178 gpm.
- April annual maintenance will occur in May.
- 2<sup>nd</sup> quarter maintenance is in progress.
- Backflow testing will occur in May.

## **Landscape Maintenance Committee**

The Annual Spring Cleanup Day on May 4 was a success.

The June meeting is at the Lindstrom's on Wednesday, the 12th.

The meeting was adjourned at 9:00.

Respectfully submitted,

Barb Valinske, Secretary  
Cougar Ridge HOA

Attachments: 1. Treasurer's Report for May  
2. Water System Log for April  
3. Pipeline Usage Policy – April 17, 2019