

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
March 9, 2022

Attendees: Barry Olson, Pete Valinske, Judy Lundgren, Barb Valinske, Tom Coit, Debbie Wigand, Lloyd Moody

President Olson convened the meeting at 3:03 pm.

Treasurer's Report

Treasurer Coit reported there are two lots with outstanding HOA and Water fees. Two CDs will mature in April; the Board will address those at the next Board meeting.

Water Committee

Water Usage - January

- All water meter readings were recorded on February 1st.
- January water usage was as follows
 - 385,900 gal, ~1.2 acre-ft. (December 2021 – 399,900 gal, January 2021 – 384,100 gal)
 - 12,448 gallons per day.
 - ~137 gallons per day per household.
- The average household used 4,006 gallons, with 5 households using greater than 8,000 gallons (~2X the average) during the month.
- System leakage was 5.8% for the month.

Water Usage - February

- All water meter readings were recorded on March 1st.
- February water usage was as follows
 - 365,800 gal, ~1.1 acre-ft. (January 2022 – 385,900 gal, February 2021 – 328,700 gal)
 - 13,064 gallons per day.
 - ~144 gallons per day per household.
- The average household used 3,787 gallons, with 6 households using greater than 7,500 gallons (~2X the average) during the month.
- System leakage was 4% for the month.

Maintenance

- Completed monthly maintenance.
- Completed 1st quarter maintenance.
- Completed semi-annual maintenance.

Other

- Dept. of Health Sanitary Survey was successfully completed with praise for our management of the water system. No issues were identified. They recommended that we install an overflow discharge splash plate near the base.
- Received a bid from Reliable Electric to replace the other deep well pump contactor and add Hand-Off-Auto (HOA) switches to both pumps.

Pete Valinske made a motion to spend \$3,550. to replace the contactor on deep well pump one and add switches to both pumps, the motion was seconded by Lloyd Moody, and passed unanimously.

Secretary's Report

To date, there have been 59 email consents received. Follow up requests to those who have not completed a form will be sent with the next Water bill on April 1.

Welcome to our newest neighbors - Isaiah and Amelia Petersen of Lot 15.

Landscape Maintenance Committee

Barb Valinske reported on a draft timeline for spring 2022 work and reminded the Board that the next Neighborhood Cleanup Day will be by May 7th.

Policies

The Snowplow Policy was reviewed. Barry will reach out to the county prior to the next Board meeting for clarifications and the Board will discuss updates to the policy at the April meeting.

President's Report

Bylaw review and revision - A committee will be formed to review the Bylaws. Lloyd will create a first draft for the committee to react to; Lloyd requested that Board members provide him with any specific focuses or needs they would like to see addressed. At the April meeting, next steps and a timeline will be discussed.

Identify and hire a reserve study professional - The Board reviewed the Reserve Study Proposals we have received. Barry will reach out to request more information and report back at the next Board meeting.

Water system upgrade work – Pete reported that valve replacement is planned for the end of March or April.

Pump house roof replacement - Pete will proceed with bids for the roof once he receives the new plans for the pump house roof.

The April meeting is on April 13th at 3:00 pm at Lloyd's house.

The meeting was adjourned at 4:32 pm.

Respectfully submitted,

Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report – January and February
Water System Log
Cougar Ridge HOA Owner Comment Policy – Final