

Cougar Ridge Homeowners Association
Board of Directors' Meeting
December 8, 2021
Virtual Meeting

Attendees: Barry Olson, Pete Valinske, Judy Lundgren, Barb Valinske, Tom Coit
Guests: Pat and Terry Barber

Election

Inspectors Pat and Terry Barber opened and tabulated the votes for the budget and the election of board directors.

Forty-eight ballots were returned. Forty-six voted "yes" on the budget and two voted "no".

All seven candidates on the ballot were elected to serve on the board for 2022.

President Olson started the meeting at 3:30 pm.

Treasurer's Report

All water and HOA accounts are current. The treasurer's report is attached.

Water Committee

Water Usage

- All water meter readings were recorded on December 1st.
- November water usage was as follows
 - 372,200 gal, ~1.8 acre-ft. (October 2021 – 590,300 gal, November 2020 – 390,800 gal)
 - 12,407 gallons per day.
 - ~140 gallons per day per household.
- The average household used 3,980 gallons, with 5 households using greater than 8,000 gallons (~2X the average) during the month.
- System leakage was 4.6% for the month.
- The 12-month rolling total for water usage is 47.2 acre-feet. We are permitted for 63 acre-feet.

Maintenance

- Completed monthly maintenance.
- Completed annual maintenance for November

Other

- Identified and isolated a water leak at Lot 1.

Secretary's Report

Only 28 out of 92 lots sent in their consent to receive email notices that were included in the annual meeting packet. Reminder emails will be sent to those who have yet to return their form. These forms can be returned to the board via the ballot box at the mailbox kiosk. This is required so that the board can continue communicating with the neighborhood as we have been doing.

Several lot owners added a note of thanks to board members on their ballots. The board appreciates these notes.

Complaints

Lot 55 - people driving on and tearing up the grass. The board decided that this is neighbor-to-neighbor issue and not an HOA board problem.

Landscape Review Committee

Lot 23 – tree removal – approved

Lot 91 – tree removal - approved

President's Report

The board is having the first ever Holiday Outside Lighting Decorating Contest. The judges will inspect the displays and announce the two winners on December 22.

The Election of Officers for the 2022 board will take place at the January 12th meeting when all board members will be in attendance.

The board brainstormed ideas to focus on for 2022.

The January meeting is on the 12th at 3:00 at Barry's.

The meeting was adjourned at 4:00.

Respectfully submitted,

Barb Valinske, Secretary
Cougar Ridge HOA

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