

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
November 11, 2020

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

President Olson called the meeting to order at 1:02 pm.

Treasurer's Report

The Treasurer's Report dated October 31 is attached.

Water Committee

Water Usage

All water meter readings were recorded on November 1st. October water usage was as follows:

- 686,250 gal, ~2.1 acre-ft. (September 2020 – 2,123,250 gal, October 2019 – 505,600 gal)
- 22,137 gallons per day.
- ~249 gallons per day per household.
- The average household used 7,623 gallons, with 10 households using greater than 15,300 gallons (~2X the average) during the month.
- System leakage was 0.2% for the month.

Maintenance

- Completed monthly maintenance.
- Completed 4th quarter maintenance
- Completed annual and semi-annual maintenance for October.

Other

The pump house fence, damaged by a tree during a windstorm, has been replaced.

Secretary's Report

Prep work for the annual meeting mailing has been ongoing. The billing policies and the 2021 budget, after being approved at this board meeting, will then go the printer and the annual meeting packet will be mailed to the neighborhood by Monday, November 16.

Finance Committee

Pete made a motion to approve the 2021 Budget, which includes the HOA Assessment Billing Policy and Water System Billing Policy, Judy seconded the motion, and the motion was passed unanimously. A big thank you to Julie Corwin for chairing the Finance Committee this year.

Architecture Committee

No activity.

Complaint Response and Compliance

No activity.

Governing Docs Update

Lloyd made a motion to wait until 2021 to submit the bylaw revisions to the neighborhood, Barry seconded the motion, and the motion passed unanimously.

Landscape Review Committee

- Lot 77 - removed wind damaged trees.

Landscape Maintenance Committee

The Fall Clean Up Day on October 3 was successful, with 15 neighbors coming out to help spruce up the common areas.

A tree service was hired to remove dead and dying trees in the vicinity of the pump house and mailbox kiosk. Several trees with dead lower limbs were also pruned.

During a windstorm in October, a large tree blew down on the pump house fence and did quite a bit of damage. Several people with chain saws came and helped clean up and haul the tree away. In the event some of the regular volunteers are unavailable, it would be useful to have a volunteer list for common area and road cleanups due to storms. This way cleanup could be accomplished in a timely fashion. If you would like to be on this list, please contact Barb Valinske (crhoabod4@gmail.com).

President's Report

The board will practice a dry run using Google Meet before the Virtual Annual Meeting on December 3. This will be on Thursday, November 19, at 1:00.

The HOA has been storing two file cabinets full of old papers, including some house plans for various lots. Board members will go through this information and owners of these house plans will be contacted to see if they want them before they are recycled.

The board members have turned in password information to keep in the HOA lockbox for reference in the event someone is unavailable.

Many thanks to Judy and Chuck Lundgren for the use of their warm garage for the socially distanced board meetings.

The December meeting is at Judy Lundgren's on Wednesday, the 9th.

The meeting was adjourned at 2:10.

Respectfully submitted,

Barb Valinske, Secretary
Cougar Ridge HOA

Attachments: 1. Treasurer's Report for November
2. Water System Log
3. CRHA 2021 Proposed Budget – approved 11-11-2020
4. Water System Fees and Billing Policy for 2021
5. Annual Assessment and Billing Policy for 2021