

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
March 15, 2023

Attendees: Barry Olson, Tom Coit, Debbie Wigand, Pete Valinske, Barb Valinske, Lloyd Moody, Eric Ostfeld

President Olson convened the meeting at 7:03 pm.

Treasurer's Report

Treasurer Tom Coit made a motion to move \$2,000 from the Water System funds to the WSECU Water System CD, using the funds to open a new CD at Homestreet Bank in April 2023. The motion was seconded by Barry Olson and was approved unanimously.

Tom reported the migration of our bookkeeping data to Oracle software is in process. May 9 is the anticipated changeover. President Olson thanked him for his work on this project.

President Olson shared the final 'Cougar Ridge Homeowners Association Banking Account Access Policy for 2023' effective March 15, 2023, with the Board.

Each Board member now has view access to both WSECU and Homestreet Bank checking, saving, money market, and CD accounts.

Addendum: A motion was made, seconded, and approved unanimously to add \$6,000 to the HOA reserve CD maturing on April 9, 2023.

Water Committee

Water Usage - February

- All water meter readings were recorded on March 1st.
- February water usage was as follows
 - 352,300 gal, ~1.1 acre-ft. (January 2023 – 380,300 gal, February 2022 – 365,800 gal)
 - 12,582 gallons per day.
 - ~137 gallons per day per household.
- The average household used 3,620 gallons, with 4 households using greater than 7,200 gallons (~2X the average) during the month.
- System leakage was 5.5% for the month.
- The 12 month rolling total for water usage is 46.2 acre-feet. We are permitted for 63 acre-feet

Maintenance

- Replaced 9 water system distribution and blow off valves on Capitol Forest Loop, Rainwater Court and Capitol Creek Lane (private drive). Four valves remain to be replaced and we'll try to get those in October.

Other

- Located a water system sample station at Lot 58 (private drive). Will consider adding others near our current sample collection points.

Landscape Committee –

Co-chair Barb Valinske reported ongoing maintenance to common area landscape beds, such as Preen being placed on landscape beds and trimming and repotting of some plants.

Annual Neighborhood Spring Clean-Up Day is May 6, 2023, 9:00 am to 12:00 noon. The Fall Clean-Up Day will be September 30, 2023 (changed from October 7).

Landscape Review:

- Lot 43 – Approved to remove dead tree.
- Lot 50 – Approved to remove trees.

Architectural Review

- Lot 80 – Fence being considered.

President's Report

President Olson reported that our liability insurance coverage has been increased from \$250,000 to \$400,000.

Ballots for approval of the updated bylaws were opened and counted. The bylaws were approved with 55 members approving, 1 member not approving. Secretary Debbie Wigand and President Barry Olson will have the document notarized and filed. President Olson thanked Lloyd Moody for his work on the bylaws update.

The next meeting will be held April 12, 7:00 pm, at the Valinske's house.

The meeting was adjourned at 8:19 pm.

Respectfully submitted,

Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:

Treasurer's Report
Water System Log