

July 13, 2020

Cougar Ridge Homeowners Association  
Board of Directors' Meeting Summary  
July 8, 2020

Attendees: Barry Olson, Judy Lundgren, Barb Valinske, Susan Bogni, Lloyd Moody

President Olson called the meeting to order at 4:00 pm.

**Treasurer's Report**

Judy reported that she has completed the Secretary of State filing for non-profit corporations for the year.

**Water Committee**

Water Usage - June

All water meter readings were recorded on July 1st. June water usage was as follows:

- 1,938,200 gal, ~5.9 acre-ft. (May 2020 – 1,453,000 gal, June 2019 – 2,917,600 gal) 64,600 gallons per day.
- ~726 gallons per day per household.
- The average household used 21,056 gallons, with 11 households using greater than 42,000 gallons (~2X the average) during the month.
- We used nearly 1,000,000 gallons less this month compared to June 2019.
- System leakage was 1.3% for the month. (A bit high due to post maintenance flushing).

Maintenance

Completed monthly maintenance.

Other

Replaced eight distribution/blow off valves completing the valve work for Capitol Forest Drive. Next year we will go after the valves on Capitol Forest Loop and the private drive.

**Secretary's Report**

The Welcome packets have been updated with the new website link.

**Architecture Committee**

Lot 11 - painting

Lot 62 – deck, patio, garbage and generator enclosure

Lot 69 - gazebo

**Complaint Response and Compliance**

It was discussed that some garbage and recycle cans are left out on the street for longer than garbage days.

There were instances of 4<sup>th</sup> of July fireworks debris left in the streets.

### **President's Report**

The board continued the discussion on the vote-by-mail procedure.

Lloyd made a motion to approve the July 6th revision of the procedure, Judy seconded the motion, and the motion was approved unanimously.

Discussion continued on the wording for CC&R Section 6.1 – Compliance with Zoning, specifically Section c. “Does not itself use Association resources, including, but not limited to, water from the Cougar Ridge Water System, *beyond de minimis usage*.”

Barry made a motion to approve the new wording, Susan seconded the motion, and the motion was approved unanimously.

Discussion continued on the wording for CC&R Section 6.1 – Compliance with Zoning, specifically Section d. “Is not rented or leased for a period less than one month, or for any other vacation rental arrangement.” The board would like to send this to the HOA attorney for more info.

The board approved an adjustment to CCR Section 6.16 - Open Fires, adding "dried" to Section *d* and eliminating Section *e* as follows:

d. Individuals are only permitted to burn paper, **dried** wood, charcoal, artificial logs, or clean fuels such as natural gas or propane.

~~e. Individuals should not burn green or wood that is not dried in order to limit nuisance smoke.~~

The Annual Meeting ballot format was reworded for use with the CC&R mail-in voting. Barb will make some modifications and send back to board for approval. Susan will draft a procedure for how to challenge the election results.

Susan and Lloyd will make a field trip to look at street lighting to address a few dark stretches of the neighborhood streets.

The August meeting is at Lloyd Moody's on Wednesday, the 12th.

The meeting was adjourned at 5:44.

Respectfully submitted,

Barb Valinske, Secretary  
Cougar Ridge HOA

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