

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
April 13, 2021
Virtual Google Meet

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

President Olson called the meeting to order at 7:02 pm.

Public Comments

Lot 51 reported he had trouble trying to use the Cougar Ridge website from his phone. He also asked whether or not the board accepts anonymous complaints, and if not, why is there a Suggestion Box at the mailbox kiosk.

Treasurer's Report

Judy reported that two CD's are ready to mature, and asked the board to approve moving money from the MMA's to the CD's. Lloyd made a motion to approve adding \$5,000 to the HOA CD, and \$10,000 to the Water System CD, Judy seconded the motion, and the motion was approved unanimously.

Lloyd had a question about the HOA fidelity insurance. The insurance policy lists covering employees, but the question is: does it cover board members? Barry will check into this.

Water Committee

During valve replacement work, one excavation on Rocky Mtn. Dr. was not successful in locating a missing valve, so irrigation was not added to the landscape bed.

This year the Security System is due for an upgrade. Pete had a couple of questions before going ahead with this.

- Does the neighborhood want cameras at the entrances?
- Do we want/need a data line for real time alerts?

Water Usage - March

All water meter readings were recorded on April 1st. March water usage was as follows:

- 401,050 gal, ~1.2 acre-ft. (February 2021 – 328,700 gal, March 2020 – 489,500 gal)
- 12,937 gallons per day.
- ~145 gallons per day per household.
- The average household used 4,108 gallons, with 5 households using greater than 8,200 gallons (~2X the average) during the month.

System leakage was 6.8% for the month. This is the fifth consecutive month with leakage indicating greater than 3%. The higher number for March is partially due to draining a portion of the system for valve replacements.

Maintenance

Completed monthly maintenance. Restored the Air-Vac (vacuum breaker) valve at Lot 84 to service.

Other

Replaced seven distribution/blow off valves on Rocky Mtn. Drive and McLane Creek Court.

Backflow testing will occur the last week of April.

Secretary's Report

The Cougar Ridge Spring newsletter will be going to press soon, so Barb encouraged board members to get their article info to Pat Barber as soon as convenient. Pat would like to have an article about gardening tips - some questions and answers that will help people with problem areas in their landscape. Judy and Barb will help with this.

Barb reported that she heard a drone late one night outside in their backyard.

Architecture Committee

- Lot 19 – building plans - approved
- Lot 40 – gazebo - approved
- Lot 76 – garbage can cover - approved
- Lot 91 – backyard fence replacement - approved

Complaints

The board discussed issues related to new construction. Barb will draft an email to send to those lot owners pertaining to road use/blockage, noise, and debris.

Landscape Review Committee

Lot 19 – new landscape – approved

Lot 59 – backyard landscape - approved

Landscape Maintenance Committee

The Landscape Committee would like to build an “L” shaped, removable fence around the common area debris pile near the pump house. If you are interested in helping with this, please contact the board. The date for this is undetermined.

The reflectors that the County installed on some of the neighborhood landscape beds are appreciated. It was mentioned that we could use a few more, especially when coming into both the north and south entrances. Pete volunteered to contact the County about this.

Lot 84 had to have a cherry tree removed due to its location and the resulting root damage to a water system valve box. The board has agreed to pay \$50 toward a new tree.

The Cougar Ridge Neighborhood Annual Spring Cleanup Day is scheduled for Saturday, May 1. Volunteers are appreciated and it is a fun time to get to know neighbors. Due to the COVID restrictions, the usual refreshments will not be offered.

President's Report

In an effort to better serve the neighborhood, the board is working on putting together a list of questions for a Survey Monkey.

The board discussed final comments on the draft Governing Documents Process and the Complaint/Compliance Process. Barry will finalize the drafts and these will be sent to the neighborhood for review.

The May meeting is on Wednesday, the 12th.

The meeting was adjourned at 8:32.

Respectfully submitted,

Barb Valinske, Secretary
Cougar Ridge HOA

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