

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
November 10, 2021
Virtual Meeting

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

President Olson started the meeting at 3:05 pm.

Treasurer's Report

Judy reported that there are five outstanding water accounts as of today.

Finance Committee

Pete reported the highlights of the draft 2022 budget approved by the Finance Committee:

- The HOA dues were raised 5% to \$248
- The Water System assessment was raised 5% to \$53
- Capitol items include: another round of valve replacements, a new roof and siding for the pump house, and a fence to shield the compost pile. James Ashley-Coles drew up the plans for the roof and siding. These projects are to upgrade the HOA common areas.

Pete made a motion to approve 2022 budget as submitted, Debbie seconded the motion, and the motion passed unanimously.

Water Committee

Water Usage

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

- 590,300 gal, ~1.8 acre-ft. (September 2021 – 1,924,100 gal, October 2020 – 686,250 gal).
- 19,041 gallons per day.
- ~214 gallons per day per household.
- The average household used 6,413 gallons, with 8 households using greater than 13,000 gallons (~2X the average) during the month.
- System leakage was 2.1% 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 4th quarter maintenance

Completed annual and semi-annual maintenance for October.

Other

- Added two blowoff valves which were never installed when the water system was constructed.
- Irrigation was added to the landscape islands on Ridge High Court and Rocky Mtn Drive cul-de-sac.

Secretary's Report

Barb has been getting the annual meeting packet ready for taking to the printer and getting out in the mail.

Landscape Maintenance Committee

The common area landscape beds have been weeded and preened for the winter. A few more native plants were added to The Pit and it was weeded and preened as well.

Complaints

Lot 22 – open burning complaint (no contained pit) – first notice - open fire violation letter will be sent.

Landscape Review Committee

Lot 29 – landscape plan approved

Lot 66 – landscape plan approved

Lot 75 – tree removal approved

President's Report

The HOA Board members have been getting anonymous phishing emails to board email addresses. It was decided that members will be diligent in confirming the source of emails, not opening emails that are suspicious, and delete those emails.

Barry made a motion to tentatively approve the public comments policy which will be sent out for neighborhood comment once we hear back from our attorney, Pete seconded the motion, and the motion passed unanimously.

The Board would like to hold a Holiday Outside Decorating Contest this year. Please see the attached flyer for details, call 509-948-4505, or email crhoabod4@gmail.com for more info.

The 2021 Annual Meeting is virtual on Thursday, December 2, 7:00, board members to meet at Valinske's. A link to attend will be sent to the neighborhood on Wednesday, December 1.

The December meeting is on the 8th at 3:00, Valinske's.

The meeting was adjourned at 4:29.

Respectfully submitted,

Barb Valinske, Secretary
Cougar Ridge HOA

Attachments: 1. Treasurer's Report
2. Water System Log
3. Info Flyer for Holiday Outside Decorating Contest