

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
September 9, 2020

Attendees: Barry Olson, Pete Valinske, Judy Lundgren, Barb Valinske, Susan Bogni,
Lloyd Moody
Guests: Pat Barber, Terry Barber

President Olson called the meeting to order at 4:37 pm.

Election Results

Terry Barber reported the results of the election to the board. Sixty-three (63) "yes" votes are required for adoption of CCR changes.

CCR 2.1: Yes - 75, No - 3
CCR 6.1: Yes - 74, No - 4
CCR 6.2: Yes - 75, No - 3
CCR 6.16: Yes - 74, No - 4

Treasurer's Report

Judy made a motion to purchase a \$5,000 CD for the HOA, Pete seconded the motion, and the motion passed unanimously. The \$5,000 is to be added to the HOA CD 5852 S32 when it renews October 15, 2020.

Water Committee

Water Usage - August

All water meter readings were recorded on September 1st. August water usage was as follows:

- 3,148,100 gal, ~9.6 acre-ft. (July 2020 – 3,111,900 gal, August 2019 – 2,771,600 gal) 101,551 gallons per day.
- ~1,140 gallons per day per household.
- The average household used 34,735 gallons, with 8 households using greater than 70,000 gallons (~2X the average) during the month.
- System leakage was -0.16% for the month. The negative leakage indicates at least one meter reading was erroneously recorded higher than actual.

Maintenance

Completed monthly maintenance for September. October maintenance will consist of cycling valves, which will mean intermittent, short-term loss of water.

Pete reported that he is looking into earthquake insurance for the water system.

Secretary's Report

Barb mentioned that info and photos for the fall newsletter will be due to Pat Barber by the middle of October. Cougar Ridge info will be available both in the newsletters and via the Cougar Ridge website. (www.cougarridgehoa.com)

Finance Committee

The Finance Overview Committee is working on 2021 budget recommendations for Board approval at the November meeting.

Architecture Committee

Lot 63 - pavilion

Lot 59 - deck

Complaint Response and Compliance

No activity for this month.

Governing Docs Update

Barry will draft a revision of the bylaw changes on quorums from the 2019 Annual Meeting election, and the board will discuss this at the October meeting.

The Board will review the vote-by-mail procedure for any necessary changes for the October meeting.

Landscape Review Committee

Lot 43 – tree removal approved

Landscape Maintenance Committee

The Fall Neighborhood Clean Up Day is on Saturday, October 3. An email flyer will be sent to the neighborhood for volunteers.

The Annual Storm Water Facility Inspection and Maintenance Report was completed and sent in to Thurston County.

The Thurston County Weed Board did a survey and reported that Beatty Creek continues to have several large patches of knotweed. The HOA has an annual spray service to address these noxious weeds. Beatty Creek is a salmon habitat creek that flows into the McLane Creek Nature Trail.

Insects have been found on several conifers in the HOA landscape beds. One pine had to be removed due to a pitch moth infestation.

The board put out a request for bids to remove some HOA trees in common areas. Pete made a motion to approve hiring Arbor Experts for the job, Judy seconded the motion, and the motion passed unanimously.

After some discussion, the Board decided to not purchase rocks for any residents. The reasoning is that the intersection problem at Rocky Mtn. and Capitol Forest Dr. is a county problem and we're going to ask that they put up a sign asking large rigs to not turn right at that corner.

President's Report

Barry discussed several potential alternatives should we not be able to hold an in-person annual meeting this December. The 2021 budget and election of HOA board members are voted on at this annual meeting. It may be possible to use a Google Meet and the vote-by-mail combination.

Susan Bogni informed the board that she is retiring effective this month. Susan has volunteered her time and expertise for the HOA for many years. Many thanks for her service.

The board will work on finding a person to complete Susan's term in office. A letter will be sent out to the neighborhood seeking volunteers for election to the 2021 HOA board.

The October meeting is at Judy Lundgrens' on Wednesday, the 14th.

The meeting was adjourned at 5:45.

Respectfully submitted,

Barb Valinske, Secretary
Cougar Ridge HOA

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