

June 17, 2020

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
June 10, 2020

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

President Olson called the meeting to order at 2:10.

President's Report

The board and Cheryl Matern, the web master, discussed possible parameters of a community forum section on the Cougar Ridge web page. One of the ideas is to have a help wanted/jobs wanted section. After consulting with the attorney, it was determined that there would be no potential liability to the Association with any posts. An email will be sent to the neighborhood when the community forum section is up and running.

Treasurer's Report

Judy has encountered problems with on-line banking, checks not showing up, and bill pay not working. She will continue working with WSECU to straighten this out.

It was discussed shopping for better percentage rates at various institutions. It was deemed to be beneficial to have all 18 accounts at the same place.

Finance Committee

The Finance Committee will begin meeting in July in order to have the 2021 budget ready for the annual meeting in December.

Water Committee

Valve work update – six valves are completed and two remain to be completed at the end of this week.

Water Usage - May

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

- 1,453,000 gal, ~4.5 acre-ft. (April 2020 – 968,900 gal, May 2019 – 1,945,450 gal) 46,870 gallons per day.
- ~526 gallons per day per household.
- The average household used 15,832 gallons, with 11 households using greater than 32,000 gallons (~2X the average) during the month.
- System leakage was 0.6% for the month.

Maintenance

Completed monthly maintenance. Completed annual backflow device testing.

Other

Buried distribution valve replacement has been delayed due to statewide work restrictions. The planned work was rescheduled to begin the week of June 1st.

Neighborhood water usage is down from a year ago at this time, indicating that the volunteer odd/even watering schedule is working. All HOA common area sprinklers are up and running.

The board is asking that residents adding bark or any groundcover to their landscape to please not cover the water meter boxes. The meters are read once a month and need to be accessible.

Secretary's Report

The 4th of July neighborhood picnic plans are still to be determined, depending upon the status of the social distancing for Thurston Co.

Architecture Committee

Lot 8 – fence

Lot 88 - patio

Governing Docs Update

Barry made a motion to approve the vote by mail procedure as amended during this meeting, Judy seconded the motion, and the motion passed unanimously. The vote by mail procedure will next be sent to the neighborhood for review and comments.

After discussing the need for an Inspector/s of Elections for the vote by mail, Barry made a motion to approach Pat and Terry Barber for this position, Lloyd seconded the motion, and the motion passed unanimously.

The board discussed proposed changes to the following CC&R's:

- Section 6.1 – Compliance with Zoning
- Section 6.2 – Land Use and Building Type
- Section 6.16 – Open Fires
- Section 2.1 – Owners' Easement of Enjoyments

The proposed changes will be sent out to the neighborhood with the second quarter water bills and we will be voting on these changes by mail the first part of August.

Susan objected to the bulleted item in Section 6.16 referencing green or wet wood because it would be difficult to enforce. After long discussion it was decided to leave the provision in the proposed CC&R hoping it would encourage people to be considerate of neighbors when burning. Lloyd made a motion to approve the proposed changes, as amended, Pete seconded the motion, and the motion passed unanimously, with reservations.

Landscape Committee

The Spring Clean Up Day was held Saturday, May 16. Between an early work day on Friday and Saturday's work crew, about 20 neighbors showed up to spruce up the neighborhood. Thanks!!

Lot 94 has been approved to have trees removed.

The July meeting is at the Valinske's on Wednesday, the 8th.

The meeting was adjourned at 4:02.

Respectfully submitted,

Barb Valinske, Secretary
Cougar Ridge HOA

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