

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
June 2, 2022

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

President Olson convened the meeting at 3:02 pm.

Treasurer's Report

Treasurer Tom Coit reported there are three unpaid water bills and one lot with unpaid late fees.

Water Committee

Water Usage - May

- All water meter readings were recorded on June 1st.
- May water usage was as follows
 - 609,600 gal, ~1.9 acre-ft. (April 2022 – 413,900 gal, May 2021 – 1,392,600 gal)
 - 19,665 gallons per day.
 - ~214 gallons per day per household.
- The average household used 6,059 gallons, with 9 households using greater than 12,200 gallons (~2X the average) during the month.
- System leakage was 3.2% for the month.
- The 12 month rolling total for water usage is 43.4 acre-feet. We are permitted for 63 acre-feet.

Maintenance

- Completed monthly maintenance.
- Completed backflow device testing.
- Booster Pump motor Phase A currents have returned to normal. Troubleshooting determined the PSE supply as the cause.

Other

- Selected Raeson Construction for the pump house roof and siding project. Work is expected to begin by October.
- The next round of valve replacements is expected to occur late summer or early fall.

Secretary's Report

The July 4th Picnic will be held Monday, July 4th, from 4 to 7 pm at the Rocky Mountain Drive pipeline area. BBQ grills have been secured, but tables are needed. The day will be Bring Your Own Everything with the option to bring a side dish or dessert to share. The newsletter will highlight the picnic, a flyer will be posted at the mailboxes, and an email will be sent to neighbors.

The spring newsletter will be completed and mailed soon.

Landscape Maintenance Committee

Barb Valinske and Judy Lundgren have been monitoring the landscaping refurbishment completed at the four cul-de-sacs this spring; more bark will be added in a few places.

The Landscape Committee needs more ongoing assistance. If any neighbors would like to assist, reach out to Barb Valinske at crhoabodlandscape@gmail.com.

LeMay Pacific Waste Disposal recently sent a notice to customers that:

- Palm fronds, pampas grass, and bamboo (all parts) will no longer be accepted in curbside yard waste, or at the Thurston County Waste and Recovery Center.
- Palm fronds and pampas grass are difficult to grind in preparation for composting and cause damage to grinding equipment. Additionally, the plants are slow to compost, and the pampas grass seeds tend to survive the composting process. Bamboo can re-sprout from small, chopped pieces.
- Please dispose of them in your curbside garbage.

It is important to not compost/store these grasses on property to avoid overgrowth in our neighborhood.

Review of storm ponds – We have been mowing the basin and side swales of the storm ponds. After consulting with Thurston Co., we have found that mowing of the side of the swales must be done at least annually to ensure trees and shrubs do not accumulate. Going forward we plan to accomplish that with several people using a weed whacker in the spring and fall. The bottom of the basins and the trails around the swales will continue to be maintained frequently during the growing season.

Landscape Review Committee

Lot 19 has completed landscaping.

Lot 67 has partially removed Scotch broom.

Architectural Review Committee

Lot 91 has had a fire pit approved.

The pump house roof and siding has been approved.

President's Report

Snow Plowing Policy – The Board has approved an update to the policy. Barry will send out the updated policy to members, with final approval by the Board at the July meeting.

Lot and Common Area Maintenance Policy – an update to contact information is needed. Barry Olson made a motion to approve an update of the contact information on the Lot and Common Area Maintenance Policy. It was seconded by Barb Valinske and approve unanimously. Barry will send the edited policy to members for their information.

Identify and hire a reserve study professional – No new information; the report is expected at the end of June.

Update of Bylaws – Lloyd Moody led the Board on a review of his first draft of the bylaws.

- The State of Washington has made several changes within the last few years which impact homeowner associations and nonprofit groups (WA Legislative RCW 64.38 for HOAs and RCW 24.03A for nonprofit corporations).
- Lloyd reviewed state documents and researched bylaws examples from other home owner associations as background to his work.
- Next steps are for Lloyd to incorporate Board comments into a new draft and present at a future meeting. Homeowner association members will be recruited to be part of a small group that develops the updated bylaws, with a goal of voting on the bylaws at the annual meeting in December.
- The Board has started identifying issues that need clarification from our lawyer prior to finalization.

The July 13 meeting will be held at Tom Coit's house at 3:00 pm.

The meeting was adjourned at 4:51 pm.

Respectfully submitted,

Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log