

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
December 9, 2020
Virtual Google Meet

Attendees: Barry Olson, Pete Valinske, Judy Lundgren, Barb Valinske, Lloyd Moody,
Tom Coit, Debbie Wigand
Guests: Pat and Terry Barber

President Olson called the meeting to order at 7:04 pm.

Election

Inspectors Pat and Terry Barber, opened and tabulated the votes for the budget and the election of board directors.

Fifty-two (52) ballots were returned, Forty-two voted "yes" on the budget and four voted "no". All seven officers from 2020 were voted to remain on the 2021 board.

Lloyd made a motion to approve all 2021 board director positions remain the same as that of 2020 board positions, Judy seconded the motion, and the motion passed unanimously. The Cougar Ridge HOA Board officers list is attached for your information.

Treasurer's Report

The treasurer's report for November dated December 3 is attached. There was one late water bill.

Water Committee

Water Usage

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

- 391,800 gal, ~1.2 acre-ft. (October 2020 – 686,250 gal, November 2019 – 380,800 gal) 13,060 gallons per day.
- ~147 gallons per day per household.
- The average household used 4,199 gallons, with 4 households using greater than 8,400 gallons (~2X the average) during the month.
- System leakage was 3.5% for the month.

Maintenance

Completed monthly maintenance. Completed annual maintenance for November. Replaced backup batteries in the smoke detector, the flooding sensor, and the variable frequency pump drives.

One meter has been found to be broken and will be replaced this month.

Secretary's Report

All prep work for the virtual Annual Meeting was completed and the summary was emailed to the neighborhood on December 9.

Architecture Committee

- Lot 22 – gate approved

Landscape Review Committee

- lot 54 – approved removal of cedar tree for building a boat shed

Landscape Maintenance Committee

The committee has been out pruning Japanese maples, which is best done during their dormant state.

President's Report

The board will be brainstorming for 2021 board focus ideas and this list will be generated at the January meeting.

Judy and Barb will be discussing projects for upcoming landscape maintenance committee.

The January meeting is on Tuesday, the 12th.

The meeting was adjourned at 7:59.

Respectfully submitted,

Barb Valinske, Secretary
Cougar Ridge HOA

Attachments: 1. Treasurer's Report for December
2. Water System Log
3. 2021 Cougar Ridge HOA Board Officers