

Cougar Ridge Homeowners Association
Board of Directors
2020 Strategic Plan
Last Edited: 2/20/2020

The purposes for which the corporation has been founded as set forth in the articles of incorporation, and purposes and objects are as follows:

1. To promote the recreation, health, safety, welfare, and harmonious living of the owners of the lots in the plat of Cougar Ridge.
2. To promote the collective and individual property and civic interests and rights of all persons, firms, and corporations owning property.
3. To aid and cooperate with the members of this corporation and all property owners in the tract in the enforcement of such conditions, covenants, and restrictions on and appurtenant to their property as are now in existence, as well as any other conditions, covenants, and restrictions as shall hereafter be approved by a majority vote of the members of the corporation.

In an effort to further these objectives, the 2020 Board of Directors will focus our work on the following strategic plan.

Area of Focus: Update CCR's

HOA Board Lead(s): Susan Bogni, Alejandro Sanchez

Action Steps:

- i. Identify specific CCR's and By-Laws which may need updating.
 1. CCR section 6.1 – Compliance with zoning
 2. CCR section 6.16 – Open fires
 3. CCR section 2.1 – Owners' Easement of enjoyments
 4. CCR section 6.13 – Motorized recreational vehicles, trailers & boats
 5. CCR Article III – Membership and voting rights
 6. CCR section 4.8 – Notice and Quorum for action
 7. Bylaws – Article II
 8. Bylaws – Article VI
 9. Bylaws – Article VII
- ii. Modify identified CCR / By-Law articles as recommended by community feedback.
- iii. Send out information packet for changing CCR 6.1, CCR 6.16, CCR 2.1 with March water bills. Schedule community Q & A session in April / May. Send Ballots out with June water bills, to be returned via mail by the end of July.
- iv. Solicit input and write new statute(s) for other changes to CCR's and Bylaws in 2020
- v. Continue work to align and codify CCR's and Bylaws

Area of Focus: Develop a neighborhood website

HOA Board Lead(s): Barry Olson

Action Steps:

- i. Identify purpose / content for website
 1. Share information with community
 2. Gather community input – survey monkey
 3. Links to governing documents

- 4. Links to neighborhood roster
- 5. Forum for preferred provider lists for odd jobs – neighbor recommendations
- 6. Link to biannual community newsletter
- 7. Link to HOA board meeting minutes
- ii. Identify volunteer to establish and maintain site

Area of Focus: Water System Upgrades

HOA Board Lead(s): Pete Valinske

Action Steps:

- i. Get bids for identified valve replacement
 - 1. Try for at least 2 bids and select best option
- ii. Pump house roof replacement
- iii. Solicit input and write fee schedule based on usage for submission in 2020

Area of Focus: HOA Board and Committee email updates

HOA Board Lead(s): Barb Valinske

Action Steps:

- i. Identify accounts to be established or updated
- ii. Create accounts – usernames & passwords
 - a. Landscape Maintenance –
 - b. Complaints & Compliance -

Area of Focus: Landscape Maintenance

HOA Board Lead(s): Barb Valinske, Judy Lundgren

Action Steps:

- i. Identify dates for Spring and Fall Neighborhood cleanup days
- ii. Add trees / plantings as additional barrier between water pump house and Delphi
- iii. Maintenance of stormwater ponds
- iv. Approval of new landscaping plans