

Cougar Ridge Homeowners Association
Board of Directors' Meeting
August 19, 2020

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

President Olson called the meeting to order at 4:00 pm.

Treasurer's Report

The August Treasurer's report is attached.

Water Committee

Water Usage - July

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

- 3,111,900 gal, ~9.6 acre-ft. (June 2020 – 1,938,200 gal, July 2019 – 2,815,500 gal)
100,383 gallons per day.
- ~1,130 gallons per day per household.
- The average household used 34,187 gallons, with 4 households using greater than 68,000 gallons (~2X the average) during the month.
- System leakage was 0.5% for the month.

Maintenance

- Completed monthly, quarterly and semi-annual maintenance.
- Completed annual maintenance items scheduled for July.
- The July Water System Log is attached.

Secretary's Report

- Welcome Packets have been delivered to the following lots: 19, 59, 78.
- A corner lot at the intersection of Capitol Forest Dr. and Rocky Mtn. Drive is being run over by big trucks. Pete will talk to the lot owner regarding the HOA installing a big rock for their corner.

Architecture Committee

Lot 54 – boat shed

Lot 78 – fence and deck replacement

Complaint Response and Compliance

No activity this month.

Governing Docs Update

The board discussed starting work on updating the by-laws. It is felt that the issue on quorums should be addressed and this will be put on the agenda for the September BOD meeting. The current procedure is for the board to draft the change; send the proposed changes to the community; consider comments (this can yield another round of consideration by the community) and change if needed or - hearing no comments - finalize and adopt the change.

Landscape Review Committee

Lot 10 – new landscape beds approved

Lot 84 – tree removal approved

Common Area (pump house/mailbox kiosk) – dead and dying trees, dead limbs removal approved

Landscape Maintenance Committee

A group of volunteers cleaned and replaced burned out street lights and pressure washed the lights and poles. A shout out to Bruce Campbell, Terry Barber, Karen Brown, Trisha Cacabelos, Bob Schmelter, Lloyd Moody, and Pete Valinske for helping to keep our neighborhood looking great.

Rainwater Ct. landscape bed is so overgrown the team had trouble placing the ladder to clean the streetlight. This area will be addressed by the Landscape Maintenance Committee during the Fall Cleanup, which is scheduled for October 3.

Preen has been added to most of the Common Area landscape beds. This has been found to be a huge help in keeping weeds down. Thanks to the neighbors who helped with supplying hoses to water the Preen in.

The drip irrigation system was not keeping the long, main landscape beds watered sufficiently during the hot days. Pete repaired and replaced sections to keep things watered well.

Two conifers in two different landscape beds have some insect damage. Judy and Barb will keep an eye on things to make sure the insects don't spread.

One conifer bush has been damaged by dog urine and may not survive. It would be helpful to keep dogs from using the HOA beds.

The Board discussed removing some problem trees – Pete and Barb will get bids for the work to be done this fall.

President's Report

The additional street light issue has been put on hold until after the COVID quarantine has been lifted.

The Finance Committee has its first meeting this month. Lloyd made a motion to modify the Finance Committee Overview to read: "Chairperson shall be a board director/or other CRHA member appointed by the board", the motion was seconded by Susan and was approved unanimously. Julie Corwin will chair the budget meetings this year.

The board discussed using a consistent format for adding and storing HOA items to the Share Drive. We will also choose a consistent naming method for a quick and easy way to find items.

The mail-in voting ended on August 15 without a quorum. The deadline was extended 14 days to August 29 per the Cougar Ridge HOA Vote by Mail Procedure dated July 8, 2020. The ballots will be opened and counted by the Election Inspector at the BOD meeting on September 9.

The September meeting is at Susan Bogni's on Wednesday, the 9th, at 4:00. The ballots will be counted at this meeting, and the results of the voting will be in the September BOD meeting summary.

The meeting was adjourned at 5:14.

Respectfully submitted,

Barb Valinske, Secretary
Cougar Ridge HOA

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