

Cougar Ridge Homeowners Association  
Board of Directors Meeting Summary  
April 17, 2019

Attendees: Barry Olson, Susan Bogni, Judy Lundgren, Alejandro Sanchez, Pete Valinske, Barb Valinske

Vice President Olson called the meeting to order at 7:01 pm.

**President's Report**

Susan handed out drafts copies for pipeline use and snow plowing policies. Barry made a motion to approve both policies with edits as discussed, Ale' seconded the motion, and the motion passed unanimously. The policies are attached for your information. Please contact the board with any questions or concerns.

If there is an instance when the Board has discussed a topic but did not vote during a board meeting, and there is a deadline to when we want to communicate to the neighborhood for their opportunity to respond, we might consider using the Meeting Minutes Approval process, with review by email: making a Motion and full board Response Yes or No recorded and archived.

ACTION: Ale' will look into the legality regarding open meeting.

The next steps in the Lot 29 proposal include legal review of the agreement in principle and planning for an association special meeting. Double Mountain will receive a cost estimate of legal services they are responsible to pay in association with the Lot 29 project review.

Ale' reported that Double Mountain has agreed to everything that the board has asked for, with the exception of a payout of \$20,000 versus \$25,000. The next step is to have our attorney look over the agreement. Barry will call Heather regarding writing up the agreement.

ACTION: Barry

An update from the board will be shared with Tom Marter and Bruce Dorrbecker, representing the 11 lot owners along the southern boundary of the neighborhood.

ACTION: Ale'

**Secretary Report**

Barb reminded everyone to turn in their input for the spring newsletter.

**Treasurer Report**

The April Treasurer's update is attached (pdf).

**Governing Documents Update**

The board agreed to maintain the pipeline gate and the lock as it currently stands.

**Complaint**

Loose and aggressive dogs were reported during March. Steps are being taken to deal with this complaint.

## **Water Committee**

### **Water Usage**

All water meter readings were recorded on April 1<sup>st</sup>. March water usage was as follows:

- 410,400 gal. ~1.2 acre-feet (Feb. 2019 – 388,000 gal.; Mar. 2018 – 422,400 gal.).
- 13,239 gal. per day (Feb. - ~14,370 gal. per day)
- ~149 gal. per day per household
- The average household used 4,397 gal. with 7 households using greater than 8,800 gal. (~2X the average) during the month of March.
- System leakage was 3.2%.

### **Maintenance**

March monthly maintenance was completed. DWP flow remains steady at 178 gpm. Checking weekly.

Received a quote for the pump house roof work. Will continue to search for a more reasonable contractor.

A quote was received and accepted for the buried valve replacement work. That project started on 3/19/19 and completed on 3/26/19. Seven valves were replaced and one was located. Two water system outages during the work resulted in no system contamination.

## **Landscape Committee**

There was minimal winter damage to the landscape beds, with several maples losing small branches, and one large maple losing a very large branch, which resulted in the tree having to be removed. One large maple has been damaged due to road construction, and parking along the landscape beds may have damaged sprinkler pipes and one very large rhododendron.

The neighborhood wood chip event was very well attended, with 25 lots needing some storm damage chipped up.

Barb reminded the board that the Spring Cleanup Day is Saturday, May 4.

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

The meeting was adjourned at 8:50.

Respectfully submitted,

Barb Valinske, Secretary  
Cougar Ridge HOA

Attachments: 1. Treasurer's Report for  
2. Water System Log  
3. Snow Plowing Policy – April 17, 2019