

Cougar Ridge Homeowners Association
Board of Directors Meeting Summary
December 11, 2019

Attendees: Kitty Lindstrom, Barry Olson, Susan Bogni, Judy Lundgren, Alejandro Sanchez, Pete Valinske, Barb Valinske
Guest: Lloyd Moody

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

President's Report

Judy made a motion to elect Barry Olson as President, Lloyd seconded the motion, and the motion passed unanimously.

Lloyd made a motion to elect Pete Valinske as Vice President, Judy seconded the motion, and the motion passed unanimously.

Barry made a motion to elect Barb Valinske as secretary, Judy seconded the motion, and the motion passed unanimously.

Barry made a motion to elect Judy Lundgren Treasurer, Pete seconded the motion, and the motion passed unanimously.

The Board discussed whether or not board emails should be locked to the job positions or change as directors are promoted or change positions. Board members will think about the best way to handle emails and job positions for the January meeting.

New director access to the gmail drive and bank account signatures will take place in January.

Kitty reminded the board that a meeting is scheduled with the HOA attorney to discuss the quorum and governing docs changes.

Secretary's Report

Barb submitted the 2019 Annual meeting summary for approval. Pete made a motion to approve, Kitty seconded the motion, and the motion passed unanimously.

Treasurer's Report

The December update is attached.

Complaint Response and Compliance

Current complaint communication follow-up:

- Lot 49 – trash cans in view – letter will be sent

Water Committee

Water Usage

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

- 380,800 gal, ~1.2 acre-ft. (October 2019 – 505,600 gal, November 2018 – 390,500 gal)
- 12,700 gallons per day.
- ~143 gallons per day per household.

The average household used 4,222 gallons, with 5 households using greater than 8,400 gallons (~2X the average) during the month.

System leakage was 1.3%

Our 12-month rolling total for water usage is 46.0 acre-feet. Our annual calendar year permit limit is 63 acre-feet. Since 2016 we have seen a reduction in water consumption of nearly 9% per year:

<u>Year</u>	<u>Usage</u>
2016	60.3 acre-ft, or 19.65 million gallons
2017	55.0 acre-ft, or 17.92 million gallons
2018	51.1 acre-ft. or 16.65 million gallons
2019	46.0 acre-ft, or 14.99 million gallons (estimated)

Maintenance

- Replaced the water meter at Lot 71 due to its failure.
- Performed annual distribution valve cycling. Two valves remain for exercising.
- 4th quarter maintenance is in progress.

The January meeting is at Barry Olson's on Wednesday, the 8th.

The meeting was adjourned at 7:31.

Respectfully submitted,

Barb Valinske, Secretary
Cougar Ridge HOA

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