

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
July 14, 2022

Attendees: Barry Olson, Pete Valinske, Barb Valinske, Tom Coit, Debbie Wigand, Lloyd Moody

President Olson convened the meeting at 3:02 pm.

Treasurer's Report

Treasurer Tom Coit reported that a Water System CD will mature July 22. Barry Olson made a motion to add \$3,000 to the Water CD and roll it over. It was seconded by Lloyd Moody and passed unanimously.

The Secretary of State has sent the association a letter saying we are delinquent in filing our annual report. The report was filed on time. On the State of WA website, it states that the Secretary of State's Office is behind and understands that you may receive a delinquent letter when you are not. The Board advised Treasurer Coit to email the Secretary of State's Office, notifying them that we are not delinquent, and if they disagree to please notify us. (Update – July 16 the association received correspondence from the Secretary of State's Office that we have successfully filed.)

The Quarterly Public Utilities Tax (associated with our Water System) was filed for this quarter.

Water Committee

Water Usage - June

- All water meter readings were recorded on July 1st.
- June water usage was as follows
 - 1,297,400 gal, ~4 acre-ft. (May 2022 – 609,600 gal, June 2021 – 2,167,400 gal)
 - 43,246 gallons per day.
 - ~470 gallons per day per household.
- The average household used 13,490 gallons, with 9 households using greater than 27,000 gallons (~2X the average) during the month.
- System leakage was 0.8% for the month.
- The 12 month rolling total for water usage is 40.8 acre-feet (the lowest since 2014). We are permitted for 63 acre-feet

Maintenance

- Completed monthly maintenance.

Other

- Received the 2022 Water Quality Report from H2O Management Services. This is also known as the Consumer Confidence Report (CCR).
- Pump house roof and siding project is expected to begin by October.
- The next round of valve replacements is expected to occur late summer or early fall.

Secretary's Report

The 4th of July Neighborhood Picnic was a success. About twenty five parents, children, and family members enjoyed the food, games, and meeting both new and longtime residents of Cougar Ridge.

Landscape Maintenance Committee

Barb Valinske reported that the north landscape bed has sustained vandalism to the maple tree. Bark was peeled off several weeks ago and again recently. In an attempt to preserve the tree and prevent further damage, the tree has been wrapped.

Unfortunately, stripping a tree's outermost bark layer exposes the inner bark and weakens the tree's injury response, which may cause decay of the tree.

Evidence of yard debris dumping has been observed in some common areas; no new debris appears to have been added. The Board discussed how we might emphasize the importance of landscape companies taking their waste offsite, whether by using yard waste bins or removing from the neighborhood.

The Landscape Committee has been busy mulching and placing weed preventive on the common beds. The committee is looking for more members; if you would like to assist, reach out to Barb Valinske at crhoabodlandscape@gmail.com. The Fall Neighborhood Cleanup Day is October 1, 2022 at 9:00 am, more information to come.

Landscape Review Committee

Lot 12 approved for tree removal.

Architectural Review Committee

Lot 40 has had exterior painting approved.

Lot 69 has had a catio approved.

Lot 82 has had a new roof approved.

President's Report

Snow Plow Policy – President Olson received one comment to the Snowplow Policy. After discussion, Barry Olson made a motion to approve the Snow Plow Policy as written, it was seconded by Barb Valinske, and passed unanimously.

Identify and hire a reserve study professional – President Olson received the report from CEDCORE. Board members will review and offer comments to the Finance Committee. The Board will ask the Finance Committee to review the report, using the report to inform long range planning.

Campaign Signs – Several signs in support of the Fire Department ballot initiative were placed on the common land at neighborhood entrances. The signs will be removed from common land; private landowners who support the signs will place them in their yards.

Update of Bylaws – Lloyd Moody will lead a discussion with the Board on the bylaws draft at the August BOD meeting. Next steps after that are to 1) enlist neighborhood volunteers to review and refine, 2) schedule review by our lawyer, 3) send to the entire neighborhood for review, and then 4) place on the agenda for the December 1 Annual meeting vote.

The August meeting will be held at the Valinske's house at 3:00 pm; date to be decided.

The meeting was adjourned at 4:32 pm.

Respectfully submitted,

Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log
2021 Water Quality Report
Final Snow Plow Policy