

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
March 10, 2021
Virtual Google Meet

Attendees: Barry Olson, Pete Valinske, Judy Lundgren, Barb Valinske, Lloyd Moody,
Tom Coit, Debbie Wigand
Guests: Rachel and Mike Trotter, Kari and Taylor Johnston

President Olson called the meeting to order at 7:00 pm.

Lot 51 Hearing on CCR Article 6.16 violation

Lot 51 owners requested a second hearing regarding the open fire violation of January 16, 2021, and have asked for a warning instead of a second notice for violation of CC&R 6.16.

Barry asked the owners if they had a large fire on their property on January 16, and whether or not it was in a contained pit. They replied yes to the fire and no to the pit. They acknowledged that they knew that it was in violation of the CC&R's. They admitted that they knew they would get a fine. The owners think that the CC&R rule changed in September 2020 and this was a violation of the "new" rule and should only be a warning rather than a second notice with fine.

Barry made a motion to deny the request for the second notice to be downgraded to a warning, and second notice dated February 11, 2021, stand as is, Pete seconded the motion, and the motion passed unanimously.

Treasurer's Report

Judy reported that there is one HOA account unpaid and two water accounts unpaid as of March 10.

Water Committee

Water Usage - February

All water meter readings were recorded on March 1st. February water usage was as follows:

- 328,700 gal, ~1.2 acre-ft. (January 2021 – 384,100 gal, February 2020 – 508,700 gal)
11,739 gallons per day.
- ~132 gallons per day per household.
- The average household used 3,530 gallons, with 4 households using greater than 7,100 gallons (~2X the average) during the month.
- System leakage was 4.1% for the month. This is the fourth consecutive month with leakage indicating greater than 3%.

Maintenance

Completed monthly maintenance.

Accepted the bid from KCL Excavating to replace 8 distribution system valves on Rocky Mountain Dr. and McLane Creek Ct. The work is scheduled to begin on March 29 and will take four days to complete.

Other

Updated the Small Water System Management Plan (SWSMP) for 2021.
Revised the Distribution System and Wellhead/Pressure System drawings.

Pete made a motion to add irrigation to the Rocky Mountain Dr. cul-de-sac landscape bed during valve work, Lloyd seconded, and the motion passed unanimously.

Secretary's Report

No activity.

Architecture Committee

- Lot 76 - request for garbage can shelter approved.
- The Architecture Committee is working on updating the guidelines for outbuildings and sheds.

Complaints

- Lot 40 - open burning – two board members investigated the complaint within 15-20 minutes, and found no violations. The fire was a small fire in a pit with campfire wood. No further action is required.
- Lot 50 - sign in yard - Lloyd talked to Lot 50 owners and the sign was removed. No further action is required.
- Lot 51 - dog barking – The complaint is that when the owners are gone, the dog barks constantly. Lot 50 will keep a daily log of frequency and duration. The Board will research to see how other HOA's handle dog barking complaints. Barry offered to do the research.

Governing Documents Updates

The board is continuing to update the fines and complaints policy.

Landscape Review Committee

Lots 83 and 84 – request to remove storm damaged trees between the lots - approved

Landscape Maintenance Committee

Judy and Barb will have a work party on Saturday, the 13th, to begin preparing “the Pit” for planting later this spring.

The board discussed the liability of children playing on the fountain or in the storm water ponds. Pete offered to look into warning signs and whether or not having them would lower the insurance rates.

Pete reported that the fountain is not currently working. He will look into the problem.

President's Report

Barry is doing the annual Insurance update and needs to have driver's license numbers from board members

Lloyd brought up having copies of the new CCR's available. Barry reported that the new one is up on the Share Drive for board members, as well as on the Cougar Ridge website for the convenience of the neighborhood.

The April meeting is on Wednesday, the 14th.

The meeting was adjourned at 8:58.

Respectfully submitted,

Barb Valinske, Secretary
Cougar Ridge HOA

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