

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
June 14, 2023

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

President Olson convened the meeting at 7:02 pm.

Treasurer's Report

Treasurer Tom Coit reviewed the types of reports available from Oracle with the Board. He is using the last four hours of technical support to solve some reporting changes; in the future he has access to pro bono topics that are scheduled.

Tom Coit made a motion to move Water System CD #31 from WSECU to HomeStreet Bank when it matures July 2023, with no additional funds, in order to keep our accounts within the \$250,000 NCUA insurance limit. It was seconded by Pete Valinske and passed unanimously.

Water Committee

Water Usage - May

- All water meter readings were recorded on June 1st.
- May water usage was as follows
 - 2,420,500 gal, ~7.4 acre-ft. (April 2023 – 471,400 gal, May 2022 – 609,600 gal)
 - 78,080 gallons per day.
 - ~848 gallons per day per household
- The average household used 25,840 gallons, with 9 households using greater than 52,000 gallons (~2X the average) during the month. Two households were over 100,000 gal.
- System leakage was 0.25% for the month.
- The 12 month rolling total for water usage is 51.9 acre-feet. We are permitted for 63 acre-feet

Maintenance

- Completed monthly maintenance.

Other

- Deep Water Pump 02 thermal overload trip setting raised from 18 amps to 18.5 amps. Pump seems to be operating fine since.
- This is our highest May usage since meters were installed.

Secretary

The annual July 4th Potluck Picnic will be held at the Rocky Mountain Drive pipeline area from 4:00 to 7:00 pm. Neighbors are asked to bring something to cook for their family, as well as plates, drinks, utensils, etc. for your family and a side dish or dessert to share.

The spring newsletter is being completed this week and will be mailed to neighbors.

Landscape Committee

Lot 67 – Debris pile needs to be removed.

Co-chair Barb Valinske reported that renovation of the Rainwater Court and McLane Court beds has been completed; the two long common beds will be pruned tomorrow. Pete Valinske has installed new blades on the lawn mower.

Barb reminded the Board that the Fall Neighborhood Clean-Up date has been changed from October 7, 2023 to September 30.

Architectural Review

- Lot 14 - Fence approved.
- Lot 51 - Painting approved.

President's Report

President Barry Olson made a motion to ask Dan Miller to fill the vacant Board of Directors position for the remainder of the term. It was seconded by Pete Valinske and passed unanimously.

Barry asked for comments on the draft "Cougar Ridge Homeowners Association Secret Ballot Procedure" related to how the Board conducts voting. Lloyd Moody will make suggestions electronically to the draft and share with the Board.

The Board made the following changes to the monthly meeting schedule:

- July meeting cancelled.
- August meeting moved to August 17, 2023.

Lloyd Moody noted that Margaret Bagley of the Dept. of Natural Resources is looking for volunteers to open and close the McLane Creek Nature Trail access gate on Delphi Road.

Governing Documents

Lloyd Moody, Chair of Governing Documents, will create a Legislative Session summary for the Board of any relevant laws that were passed this session.

The next meeting will be held August 17, 7:00 pm, at the Coit house.
The meeting was adjourned at 8:50 pm.

Respectfully submitted,
Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log