

Cougar Ridge Homeowners Association
Board of Directors Meeting Summary
June 12, 2019

Attendees: Kitty Lindstrom, Barry Olson, Susan Bogni, Judy Lundgren, Alejandro Sanchez,
Barb Valinske
Guests: Mike Burnett, Chrissy Burnett

President Lindstrom called the meeting to order at 7:03 pm.

Architecture Committee

Mike Burnett has volunteered to be acting chairperson for the ARC while Ben Davidson is taking a leave of absence. Mike and Chrissy will also keep up the ARC excel checklist that helps keep track of items for the Board.

Lot 89 – need an end date for finishing landscaping plans.

ACTION: acting chair will schedule meeting with owner

The Architecture Committee needs some guidelines added to the CC&R's that will help with standards for building materials, fencing, stone veneers, landscaping guidelines, etc.

ACTION: board members will work with the Architecture Review Committee to come up with more detailed guidelines.

President's Report

Alejandro reported on the status of the Lot 29/7-acre variance. After coming to a verbal agreement on the conditions, Double Mountain Development has withdrawn the 7-acre lot joining the HOA. Barry made a motion to respond to Double Mountain Development that it is no longer in the best interest of the neighborhood to continue the discussion. Judy seconded the motion, and it passed five for, one against, and one absent.

Kitty reported on her conversation with the County Assessor's office concerning the recent home value assessments that were significantly lower than last year. Alejandro will write an explanation letter to the neighborhood.

The board discussed 2019 committee goals.

Kitty discussed options for succession plans for future officer vacancies.

Secretary's Report

Barb discussed the 4th of July Neighborhood picnic coming up real soon. She will coordinate with Chuck for the mowing, as well as BBQ's, tables, etc.

There are tree branches extending over the road on Capitol Forest Loop. Barb will notify the owners that they need to be pruned. There are also large amounts of scotch broom growing on Capitol Forest Loop that need to be controlled.

Treasurer's Report

The Treasurer's Report for June is attached.

Finance Committee

Barry discussed the Finance Committee budget review schedule for this year. He has reworked the spreadsheet with Judy's latest info. The Budget Committee will start meeting at the end of August to work on the 2020 budget to be presented at the annual meeting in December.

Governing Docs Update

Susan shared with the Board for review a list of items in the CC&R's that need to be clarified, edited, or somehow updated.

ACTION: board members will review for the next board meeting

Water Committee

Water Usage

All water meter readings were recorded on May 31st for convenience.

May water usage was as follows:

- 1,945,450 gal., ~ 6.0 acre-feet (Apr. 2019 – 566,850 gals.; May 2018 – 1,186,200 gal.)
- 64,848 gal. per day (Apr. - ~18,895 gal. per day)
- ~ 729 gal. per day per household
- The average household used 21,507 gal., with 3 households using greater than 43,000 gal. (~ 2X the average) during the month of May.
- System leakage was 0.6%.

Maintenance

May monthly maintenance was completed. DWP flow remains at about 178 gpm. Checking weekly.

Second quarter maintenance is in progress.

Backflow testing was completed in May. Several failed components were identified and replaced. Affected homeowners will be billed appropriately once Clearwater forwards the details.

Landscape Committee

Thurston Co. rainwater swale inventory is due August 31. Chuck and Barb will complete.

The July meeting is at Susan Bogni's on Wednesday, the 10th.

The meeting was adjourned at 9:27.

Respectfully submitted,

Barb Valinske, Secretary
Cougar Ridge HOA

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