

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
April 13, 2022

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

President Olson convened the meeting at 3:01 pm.

Treasurer's Report

Treasurer Coit reported there is one lot with outstanding late fees.

All taxes and insurance have been paid.

Two CDs will mature in April. Pete made a motion to add \$1,000 to the HOA CD coming due and reinvest the funds. It was seconded by Tom. The motion passed unanimously.

Barry made a motion to add \$6,000 to the Water CD coming due and reinvest. It was seconded by Barb. The motion passed unanimously.

Water Committee

Water Usage - March

- All water meter readings were recorded on April 1st.
- March water usage was as follows
 - 428,600 gal, ~1.3 acre-ft. (February 2022 – 365,800 gal, March 2021 – 401,050 gal)
 - 13,825 gallons per day.
 - ~150 gallons per day per household.
- The average household used 4,379 gallons, with 6 households using greater than 8,800 gallons (~2X the average) during the month.
- System leakage was 4.9% for the month.
- The 12 month rolling total for water usage is 47.4 acre-feet. We are permitted for 63 acre-feet

Maintenance

- Completed monthly maintenance.
- Completed annual maintenance for March.
- Contactor replaced on deep well pump one and added hand-off-auto switches to both pumps.

Secretary's Report

Two email consent forms were received this month after forms were sent with Water bills; thirty forms are still outstanding.

Pat Barber, Newsletter Chair, and Debbie met recently to discuss the newsletter. The next HOA newsletter will come out at the end of May. Plans are for newsletters to come out end of May/beginning of June and end of January each year. New Board members will be highlighted in the January issue.

Landscape Maintenance Committee

Neighborhood Spring Cleanup Day is May 7, 9-12, coffee and cookies will be available. Volunteers (Tom Coit, Pete Valinske, Lloyd Moody, Jon Aal, Fred Wigand) have removed overgrown bushes and leveled the soil level around two street light bases, Pete and Rick Noble have put in irrigation sprinklers in three beds, trees and bushes have been purchased by Judy and Barb, and we're waiting for good weather to rake and plant the bushes.

Policies

Snow Plow Policy - Barry reported that the county said they are not prioritizing residential neighborhoods for plowing. Barb will revise the policy and bring back to the May meeting.

President's Report

Identify and hire a reserve study professional - Barry reported on his reference review and clarifications from CEDCORE of Tacoma. We will use a professional every three years, as per state law, annually updating ourselves. Barry made a motion that we use CEDCORE for the reserve study within the next few months. The motion was seconded by Pete and passed unanimously.

Water system upgrade work – Pete reported that valve replacement is planned for late April at a cost of \$35,000 for Capitol Forest Loop and the private drive.

Pump house roof replacement - Pete does not have a bid for the roof yet; he is meeting with potential contractors. Plans have been completed, trusses approved, and building permits are in place. In working with the county, the address of 5980 for the pump house was *not* recognized; the pump house has been renumbered to 5948.

The May 11 meeting will be held at Debbie Wigand's house at 3:00 pm.

The meeting was adjourned at 4:25 pm.

Respectfully submitted,

Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log