

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
November 9, 2022

Attendees: Barry Olson, Pete Valinske, Barb Valinske, Tom Coit, Judy Lundgren,
Debbie Wigand, Lloyd Moody
Finance Committee Members - Julie Corwin, Chair; Blayde Fry

President Olson convened the meeting at 3:02 pm.

Treasurer's Report

Treasurer Tom Coit and Vice President Pete Valinske reported on the Finance Committee recommendations for the upcoming year. The completed Reserve Study and subsequent discussions have led to some changes in how we describe "useful life" and depreciate HOA assets.

Pete Valinske made a motion, seconded by Lloyd Moody, that we move the reserve assessment fee currently paid by homeowners for the Water System to the HOA account and collect the fee on an annual basis with our annual Homeowners' Association dues. The motion passed unanimously.

Pete Valinske made a motion, seconded by Lloyd Moody, that we approve the budget provided by the Finance Committee today. The motion passed unanimously.

President Barry Olson thanked the Finance Committee for their work over the past year. Julie Corwin left the meeting.

Water Committee

Water Usage - October

- All water meter readings were recorded on November 1st.
- October water usage was as follows
 - 1,424,900 gal, ~4.4 acre-ft. (September 2022 – 2,653,500 gal, October 2021 – 590,300 gal)
 - 45,964 gallons per day.
 - ~500 gallons per day per household.
- The average household used 15,166 gallons, with 7 households using greater than 30,000 gallons (~2X the average) during the month.
- System leakage was 0.24% for the month.
- The 12 month rolling total for water usage is 46.2 acre-feet. We are permitted for 63 acre-feet

Maintenance

- Completed monthly and quarterly maintenance.
- Cycled distribution system valves and flushed the water system.
- Winterized landscape island sprinkler systems.

Other

- Pump house roof and siding project is complete. Final building inspection is scheduled for November 16. In the process of reinstalling outside lights and cameras. Volunteers painted the pump house, saving the Association money.
- The valve replacement contractor might not get to us this year due to other project delays. If work does not commence by November 14 it will be put off until the spring.

Pete Valinske made a motion, seconded by Tom Coit, that the Board approve a contract with Clearwater Utilities for backflow testing in 2023. The motion passed unanimously.

Secretary's Report

Secretary Debbie Wigand met with Pat Barber, Newsletter Chair, to discuss the fall/winter newsletter. The newsletter will go to the printers mid-December.

Annual Meeting logistics were discussed, including 1) providing refreshments of coffee, water, and cookies; 2) raffle tickets for door prize drawings being distributed to attendees; 3) purchasing of thank you gift certificates to be distributed at the meeting.

Blayde Fry left the meeting.

Landscape Maintenance Committee

Barb Valinske reported that all but two of the common beds have been readied for fall. The sprinklers were drained and names of common bed adoptees are being placed on rocks in the respective beds.

The Landscape Maintenance Committee co-chairs are looking for new committee members to help with the jobs in the neighborhood. If you are interested in assisting, please contact the committee co-chair at crhoabodlandscape@gmail.com.

The following neighbors have agreed to support maintaining common areas by Adopting a Landscape Bed:

- Capitol Forest Court at Capitol Forest Dr. – Margaret Schepcke
- Rocky Mtn. Dr. cul-de-sac – Deborah Noble
- Rocky Mtn. Dr. at Capitol Forest Dr. – Amelia and Isaiah Petersen
- Ridge High Ct. – Audrey and Heath Snow
- McLane Ct. – Julie Corwin
- McLane Creek Ct. - Jon Aal
- Pipeline Bed at Lot 5 – Dedi and Rob Little
- Private Drive – Mike Burnett
- Common area trail to McLane Nature Reserve – Michelle and James Ashley-Coles

Landscape areas still seeking adoption by volunteers:

- South Entrance
- Capitol Forest Court cul-de-sac
- Rainwater Ct.
- North Entrance
- The Pit (near mailbox kiosk and pump house)

If you are interested in one of these beds, reach out to crhoabodlandscape@gmail.com.

President's Report

The Annual Meeting will be held at Fire Station #91, located at Mud Bay Road and Delphi Road, on December 8. The meeting will be held at 7:00 pm, doors to open at 6:30 pm. Any absentee ballots placed in the ballot box at the mailbox kiosk will need to be placed there by 6:00 pm on the 8th to be counted.

Bylaws

Lloyd Moody reported on the Governing Documents Committee's work. Several readers have provided comments to Lloyd on the draft bylaws. Lloyd asked Board members to get comments to him on the latest draft. Barry Olson and Lloyd Moody are planning to schedule a clarifying meeting with the lawyer.

The next meeting will be held December 15, 3:00 pm, at the Olson/Matern house.

The meeting was adjourned at 5:12 pm.

Respectfully submitted,

Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log