

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
October 14, 2020

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

President Olson called the meeting to order at 4:01 pm.

Barry made a motion to remove Alejandro Sanchez from the Board of Directors due to his inability to attend meetings for the remainder of 2020, Judy seconded the motion, and the motion passed unanimously.

Barry made a motion to accept Debbie Wigand and Tom Coit to fill the two vacant board positions, Judy seconded the motion, and the motion passed unanimously. Debbie will have crhoabod9@gmail.com for her board email address, and Tom will have crhoabod6@gmail.com for his board email address.

Treasurer's Report

The Treasurer's Report for September is attached.

Judy made a motion to add \$3,000 to the Water System CD 1118S33, Lloyd seconded the motion, and the motion passed unanimously.

Water Committee

Water Usage - September

All water meter readings were recorded on October 1st. September water usage was as follows:

- 2,123,250 gal, ~6.6 acre-ft. (August 2020 – 3,148,100 gal, September 2019 – 1,385,100 gal).
- 0,775 gallons per day.
- ~795 gallons per day per household.
- The average household used 23,349 gallons, with 6 households using greater than 47,000 gallons (~2X the average) during the month.
- System leakage was 0.03% for the month.

Maintenance

Completed monthly maintenance.

Pete contacted two fence companies to get estimates to fix the pump house fence that was damaged by a downed tree during the recent windstorm. AJB Landscape and Fencing will come out on Tuesday to give us an estimate. Summit Fencing, the company that installed the fence, cannot get back to us until February. The insurance deductible is \$1000.

Pete reported that Lot 29 meter is being installed this week, and the paper work for Lots 16, 19, and 66 will be ready to submit.

Secretary's Report

Barb would like to send out a request for volunteers to assist in winter damage cleanup in HOA common areas. Ideally when a request for help is sent out, those available would come lend a hand. This would be helpful in the event board members and those volunteers who routinely help out are out-of-town or otherwise unavailable.

Finance Committee

Pete made a motion to approve the changes to the Finance Committee Overview, Barry seconded the motion, and the vote passed unanimously. Work on the budget for the 2021 Financial Plan is being completed and will be ready for approval at the November BOD meeting. The Finance Committee Overview is attached.

Architecture Committee

The board reviewed the Architectural Review Committee check sheet. There are not many written guidelines in place to help the committee make recommendations. The board agreed to assist in backing up decisions the ARC makes.

Complaint Response and Compliance

No activity.

Governing Docs Update

The board discussed clarifying Article II of the bylaw changes that were approved at the 2019 Annual meeting. We are checking with our attorney and hope to make final adjustments for presentation and inclusion with the 2020 annual meeting packet for consideration from the neighborhood."

The Board reviewed the Vote-By-Mail procedure used for the July election and agreed that this procedure could be used for the budget and board of directors voting for the Annual Meeting.

Landscape Review Committee

No activity.

Landscape Maintenance Committee

Pete turned off the HOA landscape sprinklers before the rains this month, and he will be winterizing them by the end of the month.

The October 3 Clean up Day accomplished a lot of work, with 15 neighbors coming out to volunteer. We appreciate you so much!

President's Report

The board looked at potential alternatives should we not be able to hold an in-person meeting for the December 3 Annual Meeting. It was determined that the vote-by-mail procedure will be the best and safest way to get the information to the neighborhood. A packet will be sent via USPS in November with all the necessary information as well as the ballots needed to approve the budget and vote in the new board of directors.

The November meeting is at Barry Olson's on Wednesday, the 11th.

The meeting was adjourned at 5:43.

Respectfully submitted,

Barb Valinske, Secretary
Cougar Ridge HOA

Attachments: 1. Treasurer's Report for
2. Water System Log
3. Finance Committee Overview updated 10-14-20