

Cougar Ridge Homeowners Association
Board of Directors Meeting Summary
July 10, 2019

Attendees: Kitty Lindstrom, Barry Olson, Susan Bogni, Judy Lundgren, Alejandro Sanchez, Pete Valinske, Barb Valinske

President Lindstrom called the meeting to order at 7:01 pm.

Architecture Review Committee

- Lot 89 – the ARC updated the board and noted the non-compliance of the landscape issue
- Lot 77 – would like to remove three trees
- Judy Lundgren and Barb Valinske will put together a landscape guide, with required elements, to help the ARC with new landscapes

President's Report

The old zig-zag fence on the pipeline at Rocky Mountain Drive was removed for mowing for the 4th of July picnic. The timbers are falling apart and a new fence will be installed this summer. The board is also looking into a nicer gate replacement. Williams Pipeline will be on hand to supervise the digging of postholes.

The board would like to have Williams Pipeline replace and update old safety signage, as requested last year.

The board will determine if motorized vehicle guidance signage should be placed at the top and bottom of the pipeline. Purpose to inform visitors, and others unfamiliar with Pipeline Policy - something like: “**Motorized Vehicles Restricted** - Authorized Deliveries Only”

Secretary's Report

The 4th of July Neighborhood picnic was a success, with over 40 parents, kids, and family members enjoying the food, games, and meeting both new and old neighbors.

Treasurer's Report

The Treasurer's Report for July is attached.

Finance Committee

The Finance/Budget Review Committee is getting geared up to start the 2020 budget planning in September.

Complaint Response and Compliance

No new complaints.

Governing Docs Update

Susan updated the board on the list of CC&R updates.

Water Committee

Water Usage

All water meter readings were recorded on July 1st. June water usage was as follows:

- 2,917,600 gal. ~9.0 acre-ft (May 2019 – 1,945,450 gal.; June 2018 – 1,186,200 gal.)
- 94,116 gal. per day (Apr. - ~64,850 gal. per day)
- ~1,057 gal. per day per household.
- The average household used 32,534 gal., with 6 households using greater than 65,000 gal. (~2X the average) during the month of June.
- System leakage was 0.1%.

Maintenance

- June monthly maintenance was completed. DWP flow remains at about 177 gpm. Checking weekly.
- Second quarter maintenance was completed.
- Booster Pump #2 motor bearings are causing some vibration in the pump and motor. Greasing the bearing helped to dampen the vibrations.

Landscape Committee

Three dead trees were removed near the pump house.

A small group of neighbors has volunteered to help with maintenance of the landscape beds and other jobs that come up to help with the workload and improve volunteer participation. The board will check with landscape services for an estimated cost.

ACTION: Barb

There are some undeveloped lots that have noxious weeds growing. In accordance with Thurston Co. rules on weeds, the owners will be notified to control the weeds.

ACTION: Barb

The August meeting is at the Valinske's on Wednesday, the 14th.

The meeting was adjourned at 9:28.

Respectfully submitted,

Barb Valinske, Secretary
Cougar Ridge HOA

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