

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
April 12, 2023

Attendees: Barry Olson, Tom Coit, Debbie Wigand, Pete Valinske, Barb Valinske,
Lloyd Moody
Guest: Julie Corwin – Finance Committee Chair

President Olson convened the meeting at 7:06 pm.

Treasurer's Report

Tom gave the board an update of the new Accounting Software. By the end of April, all data input will be finished and as of May 1 Net Suite will be the finance software for the HOA.

The HOA CD at WSECU matured on April 9; \$6,000 was added to this CD earning 2.72% and it was rolled over. A matured Water CD at WSECU was moved to Homestreet Bank where it will earn 3.92%.

Finance Committee

The Finance Committee will hold a meeting at the beginning of each calendar year to get final numbers to close out the previous year's budget.

Due to the Annual Meeting moving to November (versus December), the Finance Committee will start meeting in July this year instead of August.

In the 2022 budget, \$40,000 was approved for valve replacements which did not occur. That amount did not get carried forward to the 2023 budget, although the valve replacement job was done in 2023. This will result in a 2023 budget deficit. The funds are available even though the 2023 budget will show an over expenditure.

Water Committee

Water Usage - March

All water meter readings were recorded on April 1st.

March water usage was as follows:

- 396,200 gal, ~1.1 acre-ft. (February 2023 – 352,300 gal, March 2022 – 428,600 gal)
- 12,780 gallons per day.
- ~139 gallons per day per household.

The average household used 4,185 gallons, with 3 households using greater than 8,400 gallons (~2X the average) during the month.

System leakage was 2.8% for the month.

The 12-month rolling total for water usage is 46.1 acre-feet. We are permitted for 63 acre-feet.

Maintenance

Completed monthly maintenance.

Completed emergency generator 400 hour maintenance.

Restored pump house cameras following roof and siding work.

Other

Backflow device testing by Clearwater Utilities is scheduled to start on Monday, April 17.
Received quote from KCL Excavating for October 2023 valve work.

Secretary

Pat Barber, who has been editor of the Cougar Ridge newsletter for 18(?) years, is going to spend the next year passing her job to Cheryl Matern. The Board discussed sending a survey to the neighborhood regarding frequency of newsletters and what people would like to see.

Landscape Committee

The Neighborhood Spring Cleanup will be Saturday, May 6, from 9-12. If you would like to help, please meet at the mailboxes and bring rakes, brooms, etc. We are in need of a trailer to remove the debris pile. Refreshments will be available.

Thurston County sent a letter to the Cougar Ridge HOA Board identifying a discrepancy in Stormwater Pond 4 inspection man-hole due to a missing baffle plate. Questions back to the County via email have not been answered.

Lot 67 – scotch broom – resolved

Perez Landscaping Service has been observed dumping grass on HOA common areas at the pipeline. A letter will be sent to the company asking them to desist or risk fines to their customers in the Cougar Ridge neighborhood.

Architectural Review

Lot 67 – no plans have been received to this date

President's Report

Lot 77 - dog barking - resolved

The By-Laws have been signed and filed with the County and are now official.

The next board meeting will be held May 10, 7:00 pm, at the Wigand's house.

The meeting was adjourned at 8:12 pm.

Respectfully submitted,

Barb Valinske, temporary acting Secretary
Cougar Ridge HOA

Attachments:

1. Treasurer's Report for March 2023
2. Water System Log – April 2023