

Cougar Ridge Homeowners Association  
Board of Directors' Meeting Summary  
November 8, 2023

Attendees: Barry Olson, Tom Coit, Debbie Wigand, Pete Valinske, Barb Valinske, Lloyd Moody, Dan Miller

President Olson convened the meeting at 7:02 pm.

**Treasurer's Report**

Treasurer Tom Coit reported that as of October 31, 2023 there are no outstanding water or HOA balances. Tom is working with NetSuite on pro bono technical assistance to improve our open invoice report.

**Water Committee**

**Water Usage - October**

- All water meter readings were recorded on November 1st.
- October water usage was as follows:
  - 626,900 gal, ~1.9 acre-ft. (September 2023 – 2,034,200 gal, October 2022 – 1,424,900 gal)
  - 20,223 gallons per day.
  - ~220 gallons per day per household.
- The average household used 6,587 gallons, with 7 households using greater than 13,000 gallons (~2X the average) during the month.
- System leakage was 2.0% for the month.
- The 12-month rolling total for water usage is 53.5 acre-feet. Last year at this time our 12-month rolling total was 46.2 acre-feet. We are permitted for 63 acre-feet.

**Maintenance**

- Completed monthly maintenance.

Pete Valinske reported that the contractor postponed valve replacements scheduled for November 2023 until spring 2024.

**Secretary**

Within the next ten business days, street excavation work will begin on Capitol Forest Drive near the north entrance; it is suggested that residents use the south entrance during that time.

**Landscape Committee**

Co-chair Barb Valinske reported that the Landscape Committee will ask volunteers to recommit to adopting landscape beds.

With the arrival of fall, the committee also wants to remind homeowners to keep storm drains clear of leaves.

### **Architectural Review**

Chair Dan Miller is recruiting for two new committee members. If you are interested, reach out to Dan at [crhoaarclead@gmail.com](mailto:crhoaarclead@gmail.com).

Lot 8 – Letter sent regarding exterior construction and recreational vehicle.

Lot 67 – Waiting for submittal of house plans to review construction plans for planned house and shop.

### **President's Report**

Preparation for the annual meeting on November 16 has been finalized. Inspectors of elections, Terry and Pat Barber will be overseeing the tallying of ballots.

The next meeting will be held December 13, 7:00 pm, at the Olson/Matern's house. The meeting was adjourned at 8:19 pm.

Respectfully submitted,  
Debbie Wigand, Secretary  
Cougar Ridge HOA

Attachments:  
Treasurer's Report  
Water System Log