

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
April 10, 2024

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

President Olson convened the meeting at 7:01 pm.

Treasurer's Report

Tom Coit reported that the Cougar Ridge HOA taxes are current; both the Public Utilities Commission and the Internal Revenue Service were paid.

The HOA fidelity insurance coverage limit has been increased from \$400,000 to \$500,000 upon renewal; the increase was \$89 for the year.

Tom reported that the secure drop box for HOA invoices within the mailbox kiosk enclosure has been installed; several payments have been made through the box. A back up key will be held in the key locker and with the President.

Water Committee

Pete Valinske reported on Water Usage for March.

- All water meter readings were recorded on April 1st.
- March water usage was as follows:
 - 370,800 gal, ~1.1 acre-ft. (February 2024 – 342,200 gal, March 2023 – 396,200 gal)
 - 11,960 gallons per day.
 - ~130 gallons per day per household
- The average household used 3,872 gallons, with 5 households using greater than 7,700 gallons (~2X the average) during the month.
- System leakage was 3.93% for the month.
- The 12-month rolling total for water usage is 53.6 acre-feet. Last year at this time our 12-month rolling total was 46.1 acre-feet. We are permitted for 63 acre-feet.

Maintenance

- Completed monthly maintenance.

Projects

- Valve replacements – no update.
- Tank level control system – reached out to two contractors, no response yet.

Secretary

Debbie Wigand reported that the Newsletter Committee met on April 3. Pat Barber, newsletter editor, is compiling the spring newsletter and would like articles submitted by April 15. Pat also reported that she plans to retire as editor after the winter 2024/25 newsletter.

Landscape Committee

Co-chair Barb Valinske reported on Spring Landscape Committee projects –

- Work on the pipeline common area near lot 5 has begun. A larger tractor is needed for the remaining work to remove stumps; tractor work must be coordinated with Williams.
- Neighborhood Clean-up Day is May 4, 9:00 to 12:00; the south entrance and islands will be a focus.
- Residents have noticed an increase in dog poop in common areas of the neighborhood such as the landscape beds and the pipeline. Picking up after your pet is important for the enjoyment of residents and to avoid spread of parasites.

Architectural Review

Dan Miller, Chair, shared a draft “ARC Fence Construction Policy” with the board. The policy will be reviewed for approval at the next board meeting. Once approved by the Board, it will be sent to the neighborhood for comment.

Lot 55 – Replacing roof, committee waiting for roof materials submittal by homeowner.

Lot 67 – Letter related to draft plans was sent to the homeowner.

President’s Report

President Barry Olson was informed that a few Cougar Ridge residents are researching the role of logging in the Capitol Forest with a goal of more effectively partnering with the Department of Natural Resources.

The HOA has plans to add two street lights to the neighborhood. Lloyd Moody will chair the project. The first step will be to prioritize placement of the lights by inviting residents to participate in a walk to identify areas that would benefit from more light.

President Olson asked each board member to identify one or two people to recruit to the board for a recruitment discussion at the May board meeting.

The next meeting will be held May 8, 7:00 pm, at the Wigand’s house.
The meeting was adjourned at 8:13 pm.

Respectfully submitted,
Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer’s Report
Water System Log