

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
May 13, 2026
APPROVED BOARD OF DIRECTORS – JUNE 17, 2026

President Olson convened the meeting at 7:02 pm.

A quorum of board members were present: Barry Olson, Tom Coit, Debbie Wigand, Pete Valinske, Barb Valinske, Lloyd Moody, and Dan Miller.

Guests present: Matt Guile, Lot 80

Barry Olson made a motion that we approve the April 2026 minutes as written, seconded by Lloyd Moody. The motion carried unanimously.

Officer and Committee Reports

Treasurer

Tom Coit made a motion, seconded by Lloyd Moody, that we rollover the one year PFAS CD maturing May 16, 2026 at WSECU, with no additional funds. The motion passed unanimously.

Tom Coit informed the board that PNW CPAs has responded to our audit; Barry Olson will reply to PNW CPAs from the HOA. A final report will be pending that process.

Tom Coit made a recommendation that Matt Guile assume some treasurer duties, such as processing invoices, with Tom's support, as of July 1. This will be a topic for the June Board of Directors meeting.

Water Committee

Chair Pete Valinske reported:

- All water meter readings were recorded on May 1st.
- April water usage was as follows:
 - 680,900 gal, ~2.1 acre-ft. (March 2026 – 342,200 gal, April 2025 – 868,600 gal)
 - 22,697 gallons per day.
 - ~244 gallons per day per household
- The average household used 6,944 gallons, with 10 households using greater than 14,000 gallons (~2X the average) during the month.
- System leakage was 2.22% for the month.
- The 12-month rolling total for water usage is 51.8 acre-feet. Last year at this time our 12-month rolling total was 43.7 acre-feet. We are permitted for 63 acre-feet.

Maintenance

- Replaced the emergency generator block heater.
- Flushed all blow off valves.
- Completed monthly maintenance.
- Completed quarterly maintenance for the second quarter.
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Other

- H2O Management Services obtained a water sample for PFAS analysis.

- Installed meter and backflow device at Landscape Island #14 on Rainwater Ct. and tied the water supply into the main header rendering sprinkler control at the island independent of Lot 74.

Secretary

Secretary Debbie Wigand reported that the spring newsletter is being taken to the printers this week and will be ready to mail for the first week of June.

Landscape Committee

Chair Barb Valinske reported:

May 2, 2026 HOA spring cleanup day was a success, with 24 people working to help maintain our neighborhood common areas.

Barb is replacing peeling dog station signs (reminding owners to clean up after their pets and take a bag for that purpose if needed) in the neighborhood. Lloyd Moody agreed to replace the rotting wooden post near the mailbox kiosk station.

Thurston County has contacted the HOA reminding us to spray for noxious knotweed that is found near Beatty Creek. If we get the weed under control, the county will take over that responsibility in the future. Beatty Creek is a salmon bearing creek and a contractor who can spray the required chemical is necessary. Barb will pursue.

Pete Valinske will look at the fountain pump near the south entrance landscape bed; it is not working presently.

Architectural Review Committee

Chair Dan Miller reported that the following projects have been approved:

- Lot 1 – Approved for exterior painting
- Lot 4 - Approved for roof replacement
- Lot 44 – Approved for exterior painting
- Lot 50 – Approved for sculpture
- Lot 56 – Approved for exterior painting
- Lot 62 – Approved for gazebo

Dan will create and post a sign at the mailbox kiosk with contact information for the ARC and Landscape Committee.

The meeting was adjourned at 8:28 pm. The next Board of Directors meeting will be June 17, 2026 at the Miller's house.

Respectfully submitted,
Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log