

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
April 2, 2025

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

President Olson convened the meeting at 7:10 pm.

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:
 - 382,300 gal, ~1.2 acre-ft. (February 2025 – 330,900 gal, March 2024 – 370,800 gal)
 - 12,332 gallons per day.
 - ~134 gallons per day per household
- The average household used 3,811 gallons, with 6 households using greater than 7,600 gallons (~2X the average) during the month.
- System leakage was 8.25% for the month.
- The 12-month rolling total for water usage is 42.6 acre-feet. Last year at this time our 12-month rolling total was 53.6 acre-feet. We are permitted for 63 acre-feet.

Maintenance

- Completed monthly maintenance.
- Completed annual maintenance for March.

Projects

- The new water storage tank level control system is online and mostly complete. The remaining work requires draining the tank to verify the booster pump low level cutout set point. This work will occur in the fall and coincide with internal tank repairs and connecting the emergency generator alarms to the Sensaphone System.

Secretary

Debbie Wigand, Secretary, reminded board members of the May 14 deadline to send in newsletter articles for the spring issue.

Landscape Committee

Co-chair Barb Valinske shared that the landscape company chosen for a contract has asked to be removed from consideration.

Spring Cleanup will be held May 3, 2025, 9:00 am to 12:00. Neighbors should meet at the mailbox kiosk with gardening implements and clothes appropriate to the work. One of the goals will be to work on the debris pile screen near the kiosk. Questions or interest in pre work? Contact crhoabodlandscape@gmail.com.

Barb Valinske and Judy Lundgren have worked to weed common area landscape beds. Chuck Lundgren will mow flat areas such as the pipeline; Pete Valinske has agreed to mow the storm water pond areas.

Architectural Review

Dan Miller, Chair, reported Lot 54 – exterior painting approved.

President's Report

Update on Book Exchange Kiosk

Lloyd Moody reported on potential design ideas for a book kiosk within the mailbox confines; he will report back at a future meeting. Barb Valinske offered to make laminated signs.

Update on Cougar Ridge T-shirts

Dan Miller shared the design and sample t-shirt for Cougar Ridge. Barry Olson made a motion that we buy 25 t-shirts, with sizes to be adjusted as appropriate. The motion was seconded by Pete Valinske and passed unanimously. The goal is to have t-shirts available for those who work at the May 3 spring cleanup.

Update on Street lights – Lloyd Moody reported that he installed a temporary inexpensive solar powered 3000 kelvin, 1000 lumen, LED light mounted 24 inches off the ground on a simple wooden stake at lot 67 with the goal to observe how this temporary lighting may work before pursuing more permanent options.

On March 25, a night walk was held with residents. The purpose of the walk was to identify areas in Cougar Ridge that may need more lighting for safer pedestrian walking conditions and options to meet those needs that don't clash aesthetically with our existing streetlight style. Several areas were identified that may benefit from more lighting. The board asked Lloyd Moody to develop a plan to include costs and strategies for pursuing streetlights.

Update on Reserve Study Specialist and Lawyer

President Barry Olson has contacted the Reserve Study Group to conduct our 2025 HOA reserve study. They will have a site visit; Pete Valinske will be in attendance as well for the Water System.

Barry Olson will interview a couple law firms to find a law firm familiar with HOA rules and laws.

Legislative Review

Lloyd Moody stated that the end of the Legislative Session is April 27; we will know more about potential impacts to homeowners' associations at the May Board meeting.

Treasurer's Report

Three water shut off notices have been delivered. Residents are in the process of addressing their late invoices.

The Board asked the Secretary to develop a contact information update form for the next July 1 water bill. Without current contact information, critical messages such as timely invoices, boil water notices, criminal activities, or other information cannot be shared.

Two CDs are maturing in April.

- Pete Valinske made a motion to add \$4,000 to the HOA CD and renew it at WSECU for a period of 18 months. Barb Valinske seconded; the motion passed unanimously.
- Barry Olson made a motion to rollover the Water System CD at Homestreet Bank for a period of 18 months. Pete Valinske seconded; the motion passed unanimously.

The meeting was adjourned at 8:43 pm.

The next Board of Directors meeting will be held May 14, 7:00, at the Wigand's house.

Respectfully submitted,
Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log