

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

Attendees: Barry Olson, Tom Coit, Debbie Wigand, Pete Valinske, Barb Valinske, Lloyd Moody, Dan Miller, Guest: Sheryl O'Brien

President Olson convened the meeting at 7:01 pm.

Election of Officers

President Barry Olson led a discussion on creating a rotation for Board members of three - two year terms and four - one year terms, as per bylaws enacted in 2023. Barry Olson made a motion, seconded by Lloyd Moody, that the President, Secretary, and Dan Miller have two year terms and the Treasurer, Vice President, and remaining Board members have one year terms. The motion passed unanimously.

Lloyd Moody made a motion, seconded by Pete Valinske, that election of officers for calendar year 2024 remain Barry Olson President, Pete Valinske Vice President, Debbie Wigand Secretary, and Tom Coit Treasurer. The motion passed unanimously.

Architectural Review

Lot 8 – Dan Miller reported that some construction did not receive ARC approval prior to completion. Sheryl O'Brien, Lot 8, reported that the changes were related to safety and she consulted with neighbors both behind and around them on the changes prior to construction. Dan will take photos and ask ARC members to provide feedback to him.

Lot 67 – still waiting for plans related to house, shop, and landscaping.

Dan shared a draft of the proposed fence policy from the committee.

Treasurer's Report

Pete Valinske made a motion, seconded by Tom Coit, that \$4,000 be added to CD #40 and moved to HomeStreet Bank when it matures on January 22, 2024. The motion passed unanimously.

Tom Coit made a motion, seconded by Lloyd Moody, that we adopt the "Cougar Ridge Home Owners Association Banking Account Access Policy 2024", revised from 2023. The motion passed unanimously.

Tom presented the "Cougar Ridge Homeowners Association Statement of Financial Position FY 2023" to the Board. Barry Olson will send out the statement to the neighborhood as well as a 2023 budget versus expenditures document.

Tom reported that he has completed membership for the Washington State Community Association Institute (WSCAI) and Board members can now access their resources.

Water Committee

Water Usage - December

- All water meter readings were recorded on January 1st.
- December water usage was as follows:
 - 416,300 gal, ~1.3 acre-ft. (November 2023 – 395,800 gal, December 2022 – 393,100 gal)
 - 13,429 gallons per day.
 - ~146 gallons per day per household
- The average household used 4,419 gallons, with 6 households using greater than 8,800 gallons (~2X the average) during the month.
- System leakage was 1.83% 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 46.3 acre-feet. We are permitted for 63 acre-feet.

Maintenance

- Completed monthly maintenance.
- Completed annual maintenance for December.

Pete will be taking an emergency response class related to water systems.

Secretary

Debbie Wigand asked the Board if they have topics they would like to include in the spring newsletter. One topic is the odd/even watering schedule, as the summer is likely to be hot again.

Landscape Committee

Co-chair Barb Valinske reported that Angela Rae has volunteered to maintain the doggie bags at the pipeline station.

The Landscape Committee will put together a proposal for spring projects; two under consideration are addressing the debris pile at the mailbox kiosk and the area beside Lot 5 on the pipeline. The pipeline must be maintained in such a way that Williams can monitor the ground by air, which limits options.

President's Report

President Barry Olson asked for Board focus suggestions for 2024. A draft of potential areas will be ready by the next Board meeting.

The next meeting will be held February 21, 7:00 pm, at the Matern/Olson house.
The meeting was adjourned at 8:36 pm.

Respectfully submitted,
Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log