

Cougar Ridge Homeowners Association  
Board of Directors' Meeting Summary  
June 12, 2024

Attendees: Barry Olson, Tom Coit, Debbie Wigand, Pete Valinske, Barb Valinske,  
Lloyd Moody, Dan Miller  
Guests: Heather Braseth, Guy Gill, Michelle Ashley-Cole, Fred Wigand

President Olson convened the meeting at 7:00 pm and welcomed guests in attendance. Guests were offered an opportunity to provide comments as per the HOA Owner Comment Policy for Board meetings dated January 12, 2022.

**Architectural Review**

Lot 67 – House and Outbuilding plans

Guy Gill and Heather Braseth provided an update on their revised plans for an outbuilding, based on feedback from the Architectural Review Committee. They have approved county permits and are seeking approval from the Cougar Ridge HOA.

Barry Olson made a motion, seconded by Lloyd Moody, that a letter be sent to Heather Braseth approving the house and outbuilding plans based on the commitments made by Heather and Guy to the Board and the Architectural Review Committee. The motion passed unanimously.

Dan Miller, Chair, provided the following:

- Lot 62 – Backyard deck and pool expansion approved
- Lot 64 – Backyard gazebo approved

Guests in attendance left the meeting at 7:40 pm.

**Treasurer's Report**

Tom Coit reported that the Corporate Transparency Act (CTA) overseen by the U.S. Treasury Financial Crimes Network (FinCEN) aims to combat illicit activity such as tax fraud, money laundering, and financing for terrorism. This act will require businesses that file with the secretary of state, including HOAs, to report online beginning December 31, 2024. The reporting requires information identifying each HOA board member with name, address, birthday, and identification number such as driver's license.

Tom Coit made a motion to roll over the Water CD maturing on July 19, 2024 at HomeStreet Bank without any additional funds added. Barry seconded the motion and the motion passed unanimously.

**Water Committee**

Pete reported that there have been low current readings on one of the booster pumps for the water system. If one pump fails, the extra stress will be problematic for irrigation this summer; his recommendation is that we replace both pumps, keeping the working pump as a spare.

Pete Valinske made a motion to authorize the money to replace the two water system booster pumps and motors early to prevent a failure. The motion was seconded by Barry Olson and passed unanimously.

#### Water Usage for May.

- All water meter readings were recorded on May 1st.
- April water usage was as follows:
  - 509,600 gal, ~1.6 acre-ft. (March 2024 – 370,800 gal, April 2023 – 471,400 gal)
  - 16,990 gallons per day.
  - ~185 gallons per day per household
- The average household used 4,960 gallons, with 8 households using greater than 9,900 gallons (~2X the average) during the month.
- System leakage was 9.44% for the month; high due to draining the water tank.
- The 12-month rolling total for water usage is 53.7 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.
- Replaced water tank inlet and outlet valves, added blow offs at south entrance and Capitol Forest Ct.
- Inspected the water tank. One inlet pipe support is missing and will be replaced next time the tank is drained.

#### Projects

- Tank level control system – reached out to three contractors, all have turned me down for a bid. I have identified another potential contractor for the work and still have a non-contractor electrician willing to do the work.

#### **Secretary's Report**

Debbie Wigand reported that the spring newsletter is being printed and should be mailed by the end of the week. The fall newsletter will be delivered by the beginning of October, which will support board recruitment and reminders for the November 21 annual meeting. The fall newsletter will be Pat Barber's last newsletter.

July 4<sup>th</sup> Picnic flyers will be emailed to residents and posted at mailbox bulletin boards. The picnic is bring your own food as well as chairs. Tables and BBQs have been secured.

#### **Landscape Committee**

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

- Work on the pipeline common area near lot 5 was completed two weeks ago and the sod is growing nicely.
- Trees and shrubs along HOA roads should be kept trimmed for safe driving and walking. If residents have trees or shrubs close to the road, they should assess the line of sight in that area and cut back offending branches. The committee has noticed several problematic areas.

- 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.

Lot 8 – dogs running loose. A warning letter will be sent to the owners of lot 8.

### **President's Report**

President Barry Olson shared comments from homeowners on the "ARC Fence Construction Policy" dated April 10, 2024 and the "ARC Shed and Outbuilding Construction Policy" dated May 9, 2024.

Barry Olson made a motion, seconded by Pete Valinske, to approve the Fence Construction Policy dated April 10, 2024 with an edit to include materials deemed appropriate as stated in the Cougar Ridge Covenants, Conditions and Restrictions section 5.2.e. The motion passed unanimously.

Barry Olson made a motion, seconded by Dan Miller, to approve the Shed and Outbuilding Construction Policy dated May 9, 2024 with two edits, 1) change grandfathering to the date of policy approval and 2) remove "metal" under corrugated roofing. The motion passed unanimously.

The July meeting has been cancelled.

The next meeting will be held August 21, 7:00 pm, at the Moody's house.

The meeting was adjourned at 8:33 pm.

Respectfully submitted,  
Debbie Wigand, Secretary  
Cougar Ridge HOA

Attachments:  
Treasurer's Report  
Water System Log  
ARC Fence Construction Policy  
ARC Shed and Outbuilding Policy