

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
February 21, 2024

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

President Olson convened the meeting at 7:04 pm.

Treasurer's Report

Tom Coit reported that membership in Washington State Community Association Institute (WSCAI) has allowed him to access resources such as information about the federal Corporate Transparency Act, which may have implications for the Cougar Ridge HOA in the future.

There was a homeowner request to have a drop box for HOA invoices. Tom will research the feasibility of placing a secure drop box inside the mailbox kiosk and report back to the Board.

Water Committee

Water Usage - January

- All water meter readings were recorded on February 1st.
- January water usage was as follows:
 - 432,200 gal, ~1.3 acre-ft. (December 2023 – 416,300 gal, January 2023 – 380,300 gal)
 - 13,942 gallons per day.
 - ~152 gallons per day per household
- The average household used 4,591 gallons, with 6 households using greater than 9,200 gallons (~2X the average) during the month.
- System leakage was 2.24% for the month.
- 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.
- Completed quarterly and semi-annual maintenance.

Secretary

Debbie Wigand reminded Board members that that the spring newsletter will be out end of May/beginning of June; Board members writing articles should start organizing them.

Landscape Committee

Co-chair Barb Valinske shared Landscape Committee plans for spring projects, including: 1) pipeline common area near lot 5 where Williams Co. cut back vegetation for visual access, 2) fencing around the debris pile near the mailbox kiosk, and 3) review of nature trail and storm water pond area near lots 64 and 65.

Pete Valinske will contact Williams Co. for clarification on common land borders.

Architectural Review

Dan Miller, Chair, reported for the Committee.

Lot 55 – Shed approved.

Lot 67 – Committee has received concept drawings for a house and shop. Dan is seeking comments from the ARC Committee and will meet with the homeowner to provide feedback.

President's Report

President Barry Olson shared 2024 Board priorities with the Board.

2024 Board Focus:

- Complete water system valve projects
- Upgrade pump house instrumentation
- Complete current landscape projects
- Recruit volunteers to adopt remaining landscape islands
- Place fencing around the debris pile near the pump house
- Install two new streetlights
- Create a history of Cougar Ridge and the water system

The next meeting will be held March 13, 7:00 pm, at the Moody's house.

The meeting was adjourned at 8:32 pm.

Respectfully submitted,
Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log