

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
April 8, 2026

APPROVED BOARD OF DIRECTORS – MAY 13, 2026

President Olson convened the meeting at 7:04 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 March 2026 minutes as written, seconded by Pete Valinske. The motion carried unanimously.

Officer and Committee Reports

Treasurer

Tom Coit introduced Matt Guile to the board. Matt is interested in serving as treasurer of the Cougar Ridge HOA and has met with Tom to learn about the position and the software and processes that the HOA uses.

Tom Coit made a motion, seconded by Barry Olson, that we rollover the 18 month Water CD maturing April 12, 2026 at HomeStreet (now Mechanics Bank due to merger), with no additional funds, and move the CD to OlyFed. The motion passed unanimously.

Pete Valinske made a motion, seconded by Tom Coit, that we renew the 18 month WSECU CD maturing April 15, 2026, with an additional \$6,000. The motion passed unanimously.

Tom Coit informed the board that PNW CPAs have requested additional information regarding the audit of the HOA accounts. Tom will have the information for Barry Olson to submit by April 12, 2026.

Water Committee

Chair Pete Valinske reported:

- All water meter readings were recorded on March 31st.
- March water usage was as follows:
 - 342,200 gal, ~1.1 acre-ft. (February 2026 – 323,850 gal, March 2025 – 382,300 gal)
 - 11,406 gallons per day.
 - ~123 gallons per day per household
- The average household used 3,628 gallons, with 7 households using greater than 7,200 gallons (~2X the average) during the month.
- System leakage was 1.41% for the month.
- The 12-month rolling total for water usage is 52.3 acre-feet. Last year at this time our 12-month rolling total was 42.6 acre-feet. We are permitted for 63 acre-feet.

Maintenance

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

Other

- Obtained a water sample for PFAS analysis.
 - PFAS was below the state action level at non-detectable levels.

Secretary

Secretary Debbie Wigand reported that Board members responsible for spring newsletter articles should submit the articles by April 24. Thirteen households have submitted pet photos for the newsletter.

Landscape Committee

Chair Barb Valinske reported:

May 2, 2026 will be the HOA spring cleanup day, 9 am to noon.

- Pizza will be provided at noon; Pete Valinske volunteered to pick up the pizza.
- Cougar Ridge T shirts will be available for those not receiving one in the past.

Architectural Review Committee

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

- Lot 44 - Approved for roof replacement.
- HOA Storage Shed - Approved for shed replacement.

Dan shared the “HOA Roofing Requirements” document which guides work of the committee. It will be placed on the website.

President’s Report

New Business

Storage Shed Options - Pete Valinske shared storage shed specifications and costs with the board; \$8,000 was budgeted for this project in the 2026 budget. Lloyd Moody made a motion, seconded by Tom Coit, that we move funds to cover the additional cost to purchase the shed. The motion passed unanimously.

Dehumidifiers – Barb Valinske reported that one of the two portable dehumidifiers located within the neighborhood library has been returned. The dehumidifiers will be labeled “Do Not Remove”.

Updating the Pipeline Usage Policy – Barry Olson will email our attorney to ask for advice on our pipeline usage policy.

A thank you goes out to Jennifer Gardner, Lot 43, for picking up beer and vodka bottles from the east long bed.

Tom Coit made a motion, seconded by Barry Olson, that Matt Guile be provided access to NetSuite in order to learn the software. The motion passed unanimously.

The meeting was adjourned at 8:32 pm. The next Board of Directors meeting will be May 13, 2026 at the Valinske's house.

Respectfully submitted,
Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log