

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
November 12, 2025

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

President Olson convened the meeting at 7:00 pm.

Treasurer's Report

Tom Coit, Treasurer, reported that the two CDs approved last month have been funded. HomeStreet Water System CD was closed and moved to Olympia Federal Savings (OlyFed); WSECU HOA CD was rolled over with no additional funds.

Tom reminded the Board that State Senate Bill 5686 will change the language that the HOA uses for late notices. The language and process the HOA uses will be different than has been used in the past, as dictated by the legislation and the need for a notice of delinquency. This will be a topic at a future Board of Directors meeting.

Tom Coit made a motion to put \$8,500 into a twelve month CD at WSECU for the PFAS Contingency Fund. It was seconded by Pete Valinske and the motion passed unanimously.

Water Committee

Water Usage October

- All water meter readings were recorded on November 1st.
- October water usage was as follows:
 - 672,100 gal, ~2.1 acre-ft. (September 2025 – 2,193,800 gal, October 2024 –633,400 gal)
 - 22,403 gallons per day.
 - ~241 gallons per day per household
- The average household used 6,707 gallons, with 8 households using greater than 14,000 gallons (~2X the average) during the month.
- System leakage was 7.2% for the month. The high leakage was due to draining the water tank for maintenance.
- The 12-month rolling total for water usage is 52.7 acre-feet. Last year at this time our 12-month rolling total was 42.9 acre-feet. We are permitted for 63 acre-feet.

Maintenance

- Completed monthly and fourth quarter maintenance.
- Completed annual maintenance on the emergency generator.
- Replaced the Low Coolant Level Sensor on the emergency generator.
- Replaced the upper pipe support bracket on the water tank fill line.

Other

- Installed sprinklers, water meter and backflow device at landscape island #12 on McLane Creek Court.

Secretary's Report

The fall newsletter has been mailed to residents; the spring issue is planned to be delivered the first week of June. The water system history will be continued in the spring issue.

Communications

Food donations for the Thurston County Food Bank are being collected in our mailbox kiosk area. Ricki and Keith Loughed and Julie Corwin are spear heading the effort. They have placed two collection boxes inside the mailbox kiosk to collect non-perishable food items for the food bank and will collect the items once a week and deliver them. Please leave only canned items that are critter proof and moisture proof. Communication so far from residents about this effort have been positive.

Landscape Committee

Co-chair Barb Valinske reported on the committee's activities.

- Thurston County Noxious Weed contacted Barb Valinske to remind the Cougar Ridge HOA that spraying for knotweed in the Beatty Creek area is expected. If it is under control, the county will maintain the area.
- Barb Valinske spent time cleaning up the main entrance area after the last storm.
- Pete Valinske cleaned gutters on the pump house.

Architectural Review

- Lot 11 – approved for new roof
- Lot 14 – approved for fence stain

President's Report

The Cougar Ridge HOA Annual meeting will be held on Thursday, November 20. Notices have been placed at the mailbox kiosk and packets have been mailed. Residents are asked to place their ballots in the designated box by 6:00 pm on November 20 or bring them to the meeting. The board reminds residents that the meeting will be held at the fire department on Black Lake Blvd. Doors open at 6:30 pm.

The next meeting will be held Wednesday, December 10, 7:00 pm, at the Miller's house.

The meeting was adjourned at 7:54 pm.

Respectfully submitted,
Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log