

**Cougar Ridge Homeowners Association**  
Board of Directors' Meeting Summary  
January 14, 2026

DRAFT – COURTESY COPY  
PENDING APPROVAL AT NEXT BOARD OF DIRECTORS MEETING

President Olson convened the meeting at 7:07 pm.  
A quorum of board members were present: Barry Olson, Tom Coit, Debbie Wigand, Pete Valinske, Barb Valinske, Lloyd Moody, and Dan Miller.  
Debbie Wigand participated via Google Meetings.

**Election of Officers**

Lloyd Moody made a motion that we propose the same suite of officers as last year, seconded by Pete Valinske. The motion carried unanimously. The slate of officers elected for 2026 are: President - Barry Olson, Vice President - Pete Valinske, Treasurer - Tom Coit, Secretary - Debbie Wigand.

Barry Olson made a motion that we approve the December 10, 2025 minutes as written, seconded by Barb Valinske. The motion carried unanimously.

**Officer and Committee Reports**

Treasurer

Tom Coit informed the board that he will be completing the annual renewal for our free NetSuite business software; our license runs out February 12. He does not anticipate any challenges, as we meet the requirements.

Tom Coit made a motion, seconded by Barb Valinske, that we renew the 18 month HomeStreet Water CD maturing January 19, 2026, with no additional funds, at a location to be determined based on current 18 month rates. The motion passed unanimously.

Tom Coit made a motion, seconded by Pete Valinske, that we renew the 12 month PFAS CD at WSECU maturing February 12, 2026, with an additional \$5,000 for 12 months. The motion passed unanimously.

Tom shared a copy of the delinquency notice (as stated in the billing policy for 2026 and shared at the annual meeting) that will be issued, as mandated by state law, if homeowners have not paid invoices by the due date. The notice will be included with a statement of what they owe.

Water Committee

Chair Pete Valinske reported:

- All water meter readings were recorded on January 1st.
- December water usage was as follows:
  - 380,300 gal, ~1.2 acre-ft. (November 2025 – 364,900 gal, December 2024 –385,700 gal)

- 12,268 gallons per day.
- ~133 gallons per day per household
- The average household used 4,018 gallons, with 8 households using greater than 8,000 gallons (~2X the average) during the month.
- System leakage was 2.78% for the month and 1.51% for the year. 2024 annual leakage was 1.28%.
- The 12-month rolling total for water usage is 52.6 acre-feet. Last year at this time our 12-month rolling total was 42.8 acre-feet. We are permitted for 63 acre-feet.

#### Maintenance

- Completed monthly maintenance.

#### Secretary

Secretary Debbie Wigand was asked to send draft Board of Director minutes to the members after the meeting so members can receive timely news, with final minutes available after approval at the next board meeting.

#### Landscape Committee

Chair Barb Valinske and John Aal will prune the common area Japanese maple trees. Lot 1 – approved for bamboo approval.

#### Other

Pete Valinske has put desiccation medium within the book kiosk enclosure; it will be changed about once a week to keep books dry this time of year.

### **President's Report**

#### New Business

President Barry Olson led discussion of the 2026 Board focus.

- Complete Streetlight Installation.
- Purchase/Build New Storage Shed.
- Complete Financial Audit.
- Identify Person to Take Over Treasurer Role.
- Repair Fencing Around Debris Screen – concrete will be used to more securely fill the post hole.
- Spring Cleanup of Common Beds - will include removing two bushes that have outlived their life.
- Front Mailbox Door to be fixed.

The meeting was adjourned at 7:58 pm. The next Board of Directors meeting will be February 18, 2026 at Lloyd Moody's house.

Respectfully submitted,  
Debbie Wigand, Secretary  
Cougar Ridge HOA

Attachments:  
Treasurer's Report  
Water System Log