

Cougar Ridge Homeowners Association  
Board of Directors' Meeting Summary  
October 11, 2023

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

President Olson convened the meeting at 7:01 pm.

**Treasurer's Report**

Treasurer Tom Coit led discussion on maturing Water and HOA CDs. Barry Olson made a motion, seconded by Tom Coit, to add \$13,000 to the HOA CD coming due on October 15. The motion passed unanimously. Tom Coit made a motion, seconded by Barry Olson, to add \$6000 to the Water CD coming due on October 25. The motion passed unanimously.

Tom reported on the Finance Committee recommendations to the Board for the 2024 budget. Tom Coit made a motion, seconded by Lloyd Moody, to approve the budget as amended by the Board for both the Homeowners Association and Water System. The motion passed unanimously.

**Water Committee**

**Water Usage - September**

- All water meter readings were recorded on October 1st.
- September water usage was as follows:
  - 2,034,200 gal, ~6.2 acre-ft. (August 2023 – 3,269,900 gal, September 2022 – 2,653,520 gal)
  - 67,807 gallons per day.
  - ~737 gallons per day per household
- The average household used 21,498 gallons, with 6 households using greater than 43,000 gallons (~2X the average) during the month.
- System leakage was 1.0% for the month.
- The 12-month rolling total for water usage is 55.9 acre-feet. Last year at this time our 12-month rolling total was 43.6 acre-feet. We are permitted for 63 acre-feet.

**Maintenance**

- Completed monthly maintenance.

Four water system valve replacements will occur November 7 and 8. Valve excavating will occur on Tuesday, November 7. The entire system will be off-line on Wednesday, November 8 beginning at 9 am. The planned work requires draining the water storage tank. The system should be back in service by 4 pm. A Boil Water Advisory will be in place until satisfactory water samples are obtained.

### **Secretary**

October 22 and 23 street excavation work may block Capitol Forest Drive near the north entrance; it is suggested that residents use the south entrance during that time.

Logistics for the annual members meeting on November 16 were discussed. Packets will be mailed to each resident household by October 26.

### **Landscape Committee**

Co-chair Barb Valinske reported that twenty volunteers supported the fall neighborhood cleanup. Volunteers weeded, spread mulch, cleaned and replaced street lamps, and hauled two trailer loads of debris away. Volunteer support to maintain the common areas of the neighborhood allow us to keep our HOA dues low.

Barb also reported that the Landscape Committee is planning projects for 2024. Among the projects being considered are 1) developing a plan for the debris pile fence near the south entrance and 2) exploring landscape solutions for the common area land which Williams Pipeline excavated near lot five.

### **Architectural Review**

Chair Dan Miller is recruiting for a new committee member. The committee is developing guidelines for fences.

Lot 66 – Installation of cedar fence, signage, and plantings have been required by Thurston County to support wetlands habitat.

### **President's Report**

Lot 49 – Debris burning – Owner was notified and remedied by letting the fire go out.

No new nominations to the Board have come forward.

The next meeting will be held November 8, 7:00 pm, at the Valinske's house. The meeting was adjourned at 8:56 pm.

Respectfully submitted,  
Debbie Wigand, Secretary  
Cougar Ridge HOA

Attachments:  
Treasurer's Report  
Water System Log