

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
October 14, 2024

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

Tom Coit reported that the Finance Committee used zero based budgeting principles to develop the 2025 budget. For the HOA budget, the utility line has been split out for the HOA, instead of being bundled in the Community Property Maintenance line. For the Water System, the Finance Committee is recommending a contingency fund be set aside for potential PFAS; we expect water systems to be required to test for PFAS by the end of 2025. A professional reserve study is required every three years.

Tom Coit made a motion, seconded by Pete Valinske, that the HOA and Water System budgets and board decisions developed by the Finance Committee for 2025 be approved. The vote passed unanimously.

Water Committee

Pete Valinske reported on water usage for September.

- All water meter readings were recorded on October 1st.
- September water usage was as follows:
 - 1,687,600 gal, ~5.2 acre-ft. (August 2024 – 2,559,200 gal, September 2023 – 3,269,900 gal)
 - 56,253 gallons per day.
 - ~611 gallons per day per household
- The average household used 17,817 gallons, with 8 households using greater than 35,000 gallons (~2X the average) during the month.
- System leakage was 1.01% for the month.
- The 12-month rolling total for water usage is 42.9 acre-feet. Last year at this time our 12-month rolling total was 55.9 acre-feet. We are permitted for 63 acre-feet.

Maintenance

- Completed monthly maintenance.

Projects

- The new booster pump motors will be installed when time permits. Best to do on a Sunday when irrigation use is minimal.
- The level control system will be designed and installed by an Instrumentation and Controls (I&C) Technician co-worker. It will be on a time and materials basis.

Secretary's Report

Debbie Wigand reported that explosions have been heard by some residents in the general vicinity of the Delphi SW and 62nd Street intersection. If residents feel unsafe or noises are a disturbance to the community, the Thurston County non-emergency

dispatch number can be called at 360-704-2740. You can ask for an area check near the Delphi SW and 62nd intersection, or report the occurrence with time and date. Note - Fireworks can be used in unincorporated Thurston County on July 3 and July 4 from 9 a.m. to 11 p.m.

Annual member meeting packets will be developed to incorporate the decisions made at the board meeting. Packets will be mailed to all residents at the end of October. The annual meeting will be held at the McLane/Black Lake Fire Station #95. That is the station at 5911 Black Lake Blvd. SW. Note, this is a different location than recent years. Sam Lake, Delphi Unit Manager, WA State Department of Natural Resources will be our guest speaker.

Landscape Committee

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

Neighborhood Cleanup on Saturday, October 5 was successful. The weather cooperated with weeding, pruning, and power washing by volunteers. In addition to that day, Tom Coit weeded and removed silt from three of the four storm pond outlets. Volunteers mowing, weeding, and providing general maintenance allow the HOA to keep dues at a modest level.

The water sprinklers have been turned off in the common beds.
The lawn mower belt was replaced.
Spring work is being planned and may include the debris pile screen.

President's Report

There have been no new nominations from homeowners seeking a board position. The four present board members have agreed to serve, if elected. (The terms of Tom Coit, Lloyd Moody, Barb Valinske, and Pete Valinske expire this year.)

President Barry Olson received an email from a resident about political signs in yards. HOAs may not prohibit political yard signage on private resident's property before any primary or general election (Washington State Legislature RCW 64.38.034). Of note, the HOA does not allow posting of political signage of any kind in common areas, including the mail boxes.

The next meeting will be held Wednesday, November 13, 7:00 pm, at the Valinske's house.

The meeting was adjourned at 8:26 pm.

Respectfully submitted,
Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log