

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
February 18, 2026

APPROVED BOARD OF DIRECTORS – MARCH 11, 2026

President Olson convened the meeting at 7:01 pm.

A quorum of board members were present: Barry Olson, Tom Coit, Debbie Wigand, Pete Valinske, Barb Valinske, Lloyd Moody, and Dan Miller.

Barry Olson made a motion that we approve the January 2026 minutes as written, seconded by Tom Coit. The motion carried unanimously.

Officer and Committee Reports

Treasurer

Tom Coit informed the board that PNW CPAs contacted him regarding the audit of the HOA accounts. He filled out the information requested and sent to them February 3, 2026.

Tom would like to identify a new treasurer by summer 2026, as his term will end December 2026. That six month window will allow Tom to train and support the new treasurer as they begin their duties.

Our free license has been renewed by NetSuite; our renewal period is now in two years – February 2028.

Water Committee

Chair Pete Valinske reported:

- All water meter readings were recorded on January 31st.
- January water usage was as follows:
 - 343,050 gal, ~1.1 acre-ft. (December 2025 – 380,300 gal, January 2025 – 376,000 gal)
 - 11,435 gallons per day.
 - ~124 gallons per day per household
- The average household used 3,547 gallons, with 7 households using greater than 7,100 gallons (~2X the average) during the month.
- System leakage was 3.71% for the month.
- The 12-month rolling total for water usage is 52.5 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 quarterly maintenance.

Secretary

Secretary Debbie Wigand reported that the spring newsletter is being planned. The deadline for articles will be the last week of April.

Landscape Committee

Chair Barb Valinske reported:

- The Landscape Committee is seeking volunteers interested in mowing HOA common land for the spring.
- Weed preventer was placed on the common beds in January.
- May 2, 2026 will be the HOA spring cleanup day, 9 am to noon.
 - Planning to replace some of the of the drip irrigation in the two long beds.
 - Pizza will be provided at noon.
- Barb will contact the county and ask for replacement signs for our four neighborhood dog stations, as some signs are peeling.

Other

Pete Valinske replaced the lock on the mailbox kiosk door.

President's Report

New Business

The June 10 Board of Directors meeting date has been changed to June 17.

The meeting was adjourned. The next Board of Directors meeting will be March 11, 2026 at Tom Coit's house.

Respectfully submitted,
Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log