

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
July 9, 2025

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

President Olson convened the meeting at 7:04 pm.

Treasurer's Report

Tom Coit, Treasurer, made a motion to move the water CD maturing July 22 at HomeStreet Bank to WSECU and not add any additional funds. The motion was seconded by Pete Valinske and passed unanimously.

Pete Valinske said that he would be a backup for treasurer. Tom will provide access to NetSuite and a link to training.

Water Committee

Pete Valinske reported on water usage for June.

- All water meter readings were recorded on July 1st.
- June water usage was as follows:
 - 2,928,400 gal, ~9.0 acre-ft. (May 2025 – 2,232,200 gal, June 2024 – 1,924,200 gal)
 - 97,613 gallons per day.
 - ~1061 gallons per day per household
- The average household used 31,047 gallons, with 5 households using greater than 62,000 gallons (~2X the average) during the month.
- System leakage was 0.35% for the month.
- The 12-month rolling total for water usage is 49.7 acre-feet. Last year at this time our 12-month rolling total was 46.4 acre-feet. We are permitted for 63 acre-feet.

Maintenance

- Completed monthly maintenance.
- Completed backflow device testing and repairs.

Pete responds to the low water pressure alarm at the pump house when it is activated. The alarm has been going off frequently between the hours of 5:15 am and 5:26 am. On observation, Pete found several houses irrigating on the incorrect day. Multiple houses are not following the even/odd watering schedule for automatic sprinklers and happen to be running around 5:00 am.

The goal of the even/odd watering schedule is to spread out our water use. Odd number addresses – Mon, Wed, Fri; even number addresses – Tues, Thur, Sat. The Water Committee asks all homeowners to check their systems to be sure they are set for the correct days.

Secretary

Debbie Wigand, Secretary, reported.

Craft Fair - August 16, 9 am to 3 pm near mailboxes/pump house.

The chair for the event is Susan Aasen, lot 56. Debbie Wigand reported that there has been an interest in selling crafts, painted rocks, carved eggs, and freeze dried candy. Genealogy, emergency essentials, and food have also been mentioned.

Ways to participate include: 1) selling crafts, 2) displaying crafts or art, 3) swap of craft materials. Participants should plan to bring their own chairs, tables, small canopy if desired, and haul their own trash. Due to postal delivery and limited parking space, walking is encouraged. Contact Debbie Wigand at crhoabod4@gmail.com with your name and email address to participate.

Fourth of July Picnic - Neighbors attending enjoyed a sunny Cougar Ridge 4th of July picnic. Some stayed for the entire picnic, others came to chat for a bit with neighbors.

Landscape Committee

Co-chair Barb Valinske shared that Chuck Lundgren has retired from volunteer mowing of common areas; Chuck has been volunteering in that capacity since 2012.

Bruce Campbell has supported mowing in the interim. The committee is seeking volunteers to rotate mowing common areas or weed eating areas such as retention ponds. If you are interested in volunteering, please let the board know.

Letters will be sent to homeowners where trees or bushes need to be cut back to improve sight lines or landscaping needs improvements.

There have been several complaints from neighbors about the fireworks that occurred on July 4th late at night and in early morning hours.

Pete Valinske will purchase materials to install the folding awning at the debris pile. Pete will seek a bid to install irrigation with a water meter and timer at McLane Creek Court common bed.

Lot 67 – Pending approval of requested plant list.

President's Report

We have received a copy of the completed reserve study.

At 8:00 pm the Cougar Ridge Board met in executive session to discuss “matters involving possible violations of governing documents of the association”, as stated in Article X, Section 9, Closed Executive Session, of the Cougar Ridge Bylaws dated 3/21/2023. At 8:26 pm the Board of Directors meeting was called back to order.

The meeting was adjourned at 8:28 pm.

The next Board of Directors meeting will be held August 20, 7:00 pm, at the Moody's house.

Respectfully submitted,
Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log