

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
March 13, 2025

Attendees: Barry Olson, Tom Coit, Debbie Wigand, Pete Valinske, Barb Valinske,
Lloyd Moody, Dan Miller
Guest: Cliff Hicks, Lot 27

President Olson convened the meeting at 7:01 pm.

Treasurer's Report

Tom Coit Treasurer, informed the board that at this time there are six overdue HOA invoices and four overdue water invoices. He will continue to send monthly invoices with associated interest and late fees.

Federal income taxes and state property taxes for the association have been paid. The HOA saw an increase in taxes this year due to higher interest rates on CDs.

Corporate Transparency Act registration is required but compliance is not being enforced at this time. Board members agreed that filing the Beneficial Ownership Information Report at this point is preferable to waiting for potential changes and reacting to compliance. Tom will file the report.

Water Committee

Pete Valinske reported:

Water Usage - February

- All water meter readings were recorded on March 1st.
- February water usage was as follows:
 - 330,900 gal, ~1.0 acre-ft. (January 2025 – 376,000 gal, February 2024 – 342,200 gal)
 - 11,818 gallons per day.
 - ~128 gallons per day per household
- The average household used 3,379 gallons, with 6 households using greater than 6,800 gallons (~2X the average) during the month.
- System leakage was 5.98% for the month.
- The 12-month rolling total for water usage is 42.6 acre-feet. Last year at this time our 12-month rolling total was 53.7 acre-feet. We are permitted for 63 acre-feet.

Maintenance

- Completed monthly maintenance.

Projects

- The water storage tank level control system upgrade is in progress. Wires have been routed to the alarm system and an initial calibration of the probe is complete.

Secretary

Debbie Wigand, Secretary, reported on suggestions by residents.

- Book Exchange Kiosk – The board agreed this project was possible. Lloyd Moody was asked to research the materials cost of installing a kiosk and report back to the board. Debbie Wigand was asked to confirm that there is a volunteer lead for this project.
- Neighborhood Craft Fair/Exchange – The board asked that a volunteer chair be identified in order to move this project forward.

Spring Newsletter - Barb Valinske reported that she is working on a history of the neighborhood section for the newsletter. She will work with Lloyd Moody on the first installment. If residents have information they would like to contribute to future installments, contact Debbie Wigand, Secretary (Crhoabod4@gmail.com).

Landscape Committee

Co-chair Barb Valinske shared bids with the board for landscape work. Barb Valinske made a motion to provide a three month probationary period for an annual contract with Beauty in the Dirt for landscaping work. Tom Coit seconded, the motion passed unanimously. The board requested that the contractor track their hours and confirm hours on the job as the basis for payment.

Spring Cleanup will be held May 3, 2025, 9:00 am to 12:00. Neighbors should meet at the mailbox kiosk with gardening implements and clothes appropriate to the work. The goal will be to install the debris pile screen near the kiosk. A few volunteers will be needed to secure posts a few days prior. Questions or interest in pre work? Contact crhoabodlandscape@gmail.com.

Williams will be pruning vegetation along the gas pipeline beginning in March. Barb will send an email to all homeowners with a copy of the notice so homeowners are aware.

Several houses have trees or bushes along the property line that obscure walkers and cause buses to drive into the road to avoid branches. Barb Valinske will send an email to residents of those houses.

Lot 72 wants to remove bushes obscuring windows at the front of their house. Barb Valinske, Landscape Co-chair will reach out to them.

Architectural Review

Dan Miller, Chair, reported.

- Lot 54 – exterior painting approved.
- Lot 72 – tree removal, referred to Landscape Committee.

President's Report

Dan Miller shared a sample Cougar Ridge t-shirt with the board. The board asked Dan to provide a motion for the April 2 board meeting. The goal is to have t-shirts available for those who work at the May 3 spring cleanup.

Street lights – Lloyd Moody walked the neighborhood to identify areas that may benefit from increased lighting. The goal is safety for walkers that minimizes light pollution. Three residents provided comments about lighting and potential places for increased lighting. The board requested that Lloyd Moody provide a proposal at the April 2 board meeting.

Update on Reserve Study Specialist and Lawyer

President Barry Olson provided the board with bids for our 2025 reserve study. Debbie Wigand made a motion to use the Reserve Study Group to conduct our HOA reserve study. The motion was seconded by Lloyd Moody and passed unanimously.

Barry Olson will pursue law firms with expertise in HOA associations such as ours. Tom Coit will provide a potential name.

Legislative Review

Lloyd Moody reviewed potential legislation with impacts to homeowners' associations.

The next meeting will be held April 2, 7:00 pm, at the Valinske's house.
The meeting was adjourned at 8:54 pm.

Respectfully submitted,
Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log