

Cougar Ridge Homeowners Association

Board of Directors' Summary

November 13, 2024

Attending: Barry Olson, Pete Valinske, Tom Coit, Lloyd Moody, Dan Miller, Barb Valinske

President Olson started the meeting at 7:00.

Treasurer's Report

As of today's date, three lots have not paid this quarter's water bill. The monthly treasurer's report is attached.

Due to the Corporate Transparency Act, HOA board members now need to register with the Financial Criminal Enforcement Network.

Water Committee

Water Usage – October: all water meter readings were recorded on November 1st. The water system log is attached.

October water usage was as follows:

- 633,400 gal, ~1.9 acre-ft. (September 2024 – 1,687,600 gal, October 2023- 626,900 gal)
- 20,432 gallons per day.
- ~222 gallons per day per household
- The average household used 6,843 gallons, with 9 households using greater than 14,000 gallons (~2X the average) during the month.
- System leakage was -0.57% 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 53.5 acre-feet. We are permitted for 63 acre-feet.

Maintenance

- Completed monthly maintenance.
- Completed annual maintenance on the generator.

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.

Other

We are required to sample our water system for Per- and Polyfluoroalkyl Substances (PFAS), otherwise known as “forever chemicals”, before December 31, 2025. We had two samples analyzed by different laboratories in October. The results are shown on the table below. The Eurofins Lab analysis obtained by our water system manager, H2O Management, is the official sample reported to the Department of Health. The ALS Lab sample obtained by Cougar Ridge is not reported to the state since we are not qualified water samplers. The results are similar and promising. The Eurofins Lab sample is reported as Non-Detectable since the values measured were less than the State Detection Reporting Limit (SDRL) per WAC 246-290. The ALS Lab sample shows the estimated values and are also below the SDRL. These values are estimated because they are above the Method Detection Limit (MDL) but below the Method Reporting Limit (MRL) of 0.85 ng/L per EPA Method 533. Since our water sampled as Non-Detectable for PFAS, our required monitoring frequency is one sample every three years. If subsequent samples show values greater than the SDRL our monitoring frequency will increase.

Analyte	Eurofins Lab (H2O sample)	ALS Lab (CRHOA sample)	State Action Level (SAL)	State Detection Reporting Limit (SDRL)
PFOA	Non-Detectable	0.13 ng/L	10 ng/L	2 ng/L
PFOS	Non-Detectable	0.14 ng/L	15 ng/L	2 ng/L
PFNA	Non-Detectable	Non-Detectable	9 ng/L	2 ng/L
PFHxS	Non-Detectable	0.49 ng/L	65 ng/L	2 ng/L
PFBS	Non-Detectable	0.45 ng/L	345 ng/L	2 ng/L

Secretary

All preparation work for the Annual Meeting on Thursday, November 21, has been completed. An email to the neighborhood will be sent next week as a reminder of the date. NOTE: the meeting this year will be held at fire department station 95 on Black Lake Blvd – not the station on Mud Bay/Delphi.

The Board is asking for people to update their contact info by emailing the secretary (crhoabod4@gmail.com). It may be necessary to contact people in the event of an unplanned water outage (it has happened), prowlers (it has happened), or dangerous animals roaming the neighborhood (it has happened).

Landscape Bed Maintenance

The beds were weeded and preened in October. Pete Valinske has winterized the irrigation system. He also replaced a belt on the HOA mower. It will also be winterized.

A huge thank you to the volunteers who participated in the Adopt-A-Landscape Bed program, or otherwise helped weed and maintain the beds. Even with this assistance, the work has become overwhelming for the Landscape Committee. The Board has agreed to increase the Landscape Maintenance budget to include hiring out some of this work. Those of you who would like to continue working in the beds, your work is much appreciated.

Architectural Review Committee

No activity this month.

President's Report

Cougar Ridge HOA Annual Meeting is on Thursday, November 21. This is where homeowners approve the budget for 2025 and elect new board members. The location this year is 5911 Black Lake Blvd SW, McLane/Black Lake Fire Station #95. Doors open at 6:30.

Board members discussed insurance liability coverage and agreed to continue the coverage at \$500,000.

The next meeting will be Wednesday December 11. Please contact the board if you are interested in attending.

Barb Valinske,
Cougar Ridge HOA

Attachments: October 2024 - Treasurer's Report
October 2024 - Water System Log