

Cougar Ridge Homeowners Association

Annual Meeting Summary

November 21, 2024

President Barry Olson welcomed attendees at 7:07 pm, with a total of 15 lots represented.

President Olson introduced Ken Lakes and his coworkers from the Department of Natural Resources. They had been invited to the meeting to talk about logging planned for the hillside immediately west of the Cougar Ridge Neighborhood. They explained the practices of Climate-Smart Forestry in Capitol Forest. The flyer is attached for your information.

The 2023 annual meeting minutes were approved by voice vote of those attending.

Welcome Cougar Ridge Neighbors and Thank you to 2024 Volunteers

President Olson thanked the many volunteers who provided countless hours to maintain and support the neighborhood. Highlights of the work this year include:

- Water System Committee has maintained and updated our system.
- Financial Planning Committee completed Reserve Study.
- ARC Architectural Review Committee has worked with you in planning and approval of new construction and improvement projects.
- LMC Landscape Maintenance Committee has kept our neighborhood beautiful.
- Common area landscape areas have been spruced up, street lights cleaned at spring and fall cleanup days.
- Cougar Ridge website for the neighborhood has been updated:
<https://www.cougarridgehoa.com/>

Our committees worked hard this year to support the neighborhood.

- Finance: Julie Corwin, Chair; Lloyd Moody, Pete Valinske; Blade Frye; Roger Heinrich; Mike Burnett; Tom Coit.
- Newsletter: Pat Barber, Editor; Cheryl Matern; Barb Valinske; Debbie Wigand.
- Water System: Pete Valinske, Lead; Lloyd Moody; Rick Noble.
- Landscape Maintenance: Judy Lundgren, Co-chair; Barb Valinske, Co-chair; Chuck Lundgren; Jon Aal; Pete Valinske; Lloyd Moody, Debbie Wigand.
- Website: Cheryl Matern.
- Architectural Review: Dan Miller, Chair; James Ashley-Cole; Fred Wigand; Garrett Hempstead.

Thank you to 2024 Board of Directors

- Barry Olson, President
- Pete Valinske, Vice President / Water System Management
- Barb Valinske, Landscape Maintenance Committee
- Lloyd Moody, Governing Documents Committee / Water Committee / Finance Committee / Landscape Maintenance Committee

- Tom Coit, Treasurer / Finance Committee
- Dan Miller, Architectural Review Committee
- Debbie Wigand, Secretary

2025 Elections

2025 candidates for the Board of Directors were introduced by President Olson. Pat and Terry Barber, the HOA Inspectors of Elections, reported that 48 ballots were returned as of the 6:00 pm deadline on November 21. This meets the quorum of 34% needed to elect the Board of Directors.

Financial Planning Report

- Due to continued volunteer support for the Association and current Reserve Account balances, the Reserve Assessment is suspended again for 2025.
- Annual Reserve Study review and update (IAW RCW 64.38.065, 64.38.070, 64.90.525, and 64.90.545)
 - Reviewed the Water System Reserve Study (30 year plan).
 - Combined distribution valves using an installed year of 2021 and updated the fully funded amount for 2024 and beyond.

Treasurer's Report

- 2025 Notice of Fees and Billing Policy mailed to members.
 - No increase in HOA assessment, no increase in HOA quarterly water fees.
- Reserve Assessment suspended for 2025.
- Due to continued volunteer support for the Association
 - \$19,000 added to HOA reserve funds in 2023; \$12,000 added in 2024.
 - \$11,000 added to Water System reserve funds in 2023, \$17,000 added in 2024.
 - \$33,895 to be held in reserve for possible PFAS issues.

Account Balances as of 9-30-2024

Homeowners' Association

WSECU checking/savings	\$ 690.80
WSECU MMA/savings	\$30,132.49
WSECU Capital Item Reserve CD (3 CDS)	<u>\$61,503.37</u>
Total	\$92,326.66

Water System

WSECU checking/savings	\$ 869.65
WSECU MMA/savings	\$ 24,571.89
WSECU Capital Item Reserve CDs (3 CDs)	\$104,782.25
Homestreet Bank Reserve CDs (3 CDs)	<u>\$ 98,559.83</u>
Total	\$228,783.62

2025 Assessments and Fees

- HOA Annual Assessment \$248.00 (No change from 2024).
- Reserve Assessment \$120.00/yr. (Suspended for 2025).

- Streetlight Reimbursement \$16.00 per light per year (No Change).
- Water Usage Fee \$156.50/quarter.
 - Backflow testing charge \$11.25 /quarter (\$45/year). Note that the total quarterly water system fees remains the same for 2025 at \$167.75.

Water System

Water meters are being read monthly.

- Current system leakage is less than 2%.
- 15 – 20% leakage is common for domestic water systems.

Through October we have used ~13 million gallons (about 3 million less than last year). Our water right is for 20.53 million gallons.

- During the irrigating season (May – September) we average 2.5 million gallons per month or about 12.5 million gallons per season.
- October through April we average about 680,000 gallons per month or 3.3 million per season.

2024 Improvements

- The 5-year valve replacement project is complete. The last valves were done in April; thirty-six valves have been replaced or added; two valves have been abandoned.
- Update the water tank level control and instrumentation, adding safety features and level alarms. This work is just getting started.

Per- and Polyfluoroalkyl Substances (PFAS)

- Commonly called “forever chemicals”. You will find them in stain-resistant, water-resistant, and non-stick consumer products, cosmetics, and even water systems.
- We are required to sample and analyze our water for certain PFAS.

PFAS are a public health concern because they:

- Can impact human health (immune response, liver damage, kidney cancer, cholesterol levels).
- Can build up in animals, fish, birds, plants, and people.
- Don’t breakdown in water, soil, or air.
- Can travel large distances in water or air.
- Not all PFAS have the same impact on people or the environment.

We sampled our system in October and found no evidence of PFAS.

- The five PFAS of concern were reported as Non-Detectable.
- Those results put us on a three years sample cycle per WA Dept. of Health.
- However, we are going to sample annually to monitor for changes.

Architectural Review Committee

- Planning to build a new Structure or making it larger? New roof needed?
- Hardscape, fencing, repainting the house with a new color scheme?
- Questions about other updates?
 - Contact Architectural Review Committee at crhoarclead@gmail.com

Landscape Maintenance Committee

- Maintain storm water ponds and common areas
- Routine maintenance and clean up
- Organize neighborhood cleanup parties for Spring and Fall

Projects Completed in 2024

- Maintained the four storm water ponds for the county.
- Removed a landscape bed on the pipeline and replaced with sod and watered daily to ensure a successful transplant.

The Value of Volunteer Participation

- We are fortunate in Cougar Ridge to have low assessment fees compared to many neighborhood HOAs.
- This is due to our volunteer Board of Directors, and participation by neighbors who work on the key committees that support the business management of Cougar Ridge.
- Beginning next spring we will utilize a paid contractor to help maintain landscape beds and other common areas

Elections and Budget

The 2025 budget was ratified with 47 for, one against.

The 2025 Board of Directors were elected: Tom Coit, Lloyd Moody, Pete Valinske, and Barb Valinske. They will join the existing Directors: Dan Miller, Barry Olson, and Debbie Wigand (Board member terms are two years in duration and staggered).

Thank you gifts for outstanding volunteering were given to Pat Barber for her many years of being editor of the Cougar Ridge Newsletter, and to Chuck Lundgren for the 12 plus years of helping to maintain our neighborhood common areas. Cheryl Matern has agreed to step in to continue the newsletter.

Raffle winners from random drawings were announced for four gift certificates.

President Olson mentioned that residents need to keep their contact information updated with the board. In order to receive board emails, please put board addresses in your contact list so important items don't end up in the junk/spam file. If you have updates, send them to: crhoabod4@gmail.com

The meeting was adjourned.

Respectfully submitted,

Debbie Wigand, Secretary and Barbara Valinske
Cougar Ridge HOA