

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
March 13, 2024

Attendees: Barry Olson, Tom Coit, Debbie Wigand, Pete Valinske, Barb Valinske, Lloyd Moody, Dan Miller Guest: Sarah Myers, Lot 59, until 7:27 pm

President Olson convened the meeting at 7:01 pm.

President's Report

There was a discussion about future logging in Capitol Forest. Recently the Board learned that the Bears Timber Sale is tentatively planned for September 2026 auction, with logging potentially beginning spring 2027. This area is west of McLane Creek. President Olson will follow up with an email to Cougar Ridge homeowners with more information.

The 110,000 acre Capitol State Forest is both a timber-producing resource and a recreation destination. The Department of Natural Resources manages the forest. Logging occurs throughout the forest on a rotating basis with funds going to support schools, state universities, and local county public services.

Treasurer's Report

Tom Coit reported that the Cougar Ridge HOA annual taxes have been paid.

Tom Coit made a motion, seconded by Lloyd Moody, to add \$4,000 to the Water CD maturing April 17 and \$6,000 to the HOA CD maturing April 17. The motion passed unanimously.

Our annual insurance renewal is due March 31. Tom Coit made a motion, seconded by Barry Olson, to increase our fidelity insurance coverage limit from \$400,000 to \$500,000 upon renewal. The motion passed unanimously.

Tom reported on installing a secure drop box for HOA invoices within the mailbox kiosk enclosure. There would be a metal plate on the back with interior nuts and bolts securing the box and laser cut keys for opening. Tom Coit made a motion to move forward with funding and installing a payment drop box, seconded by Pete Valinske. The motion passed unanimously.

Water Committee

Pete Valinske reported on Water Usage for February

- All water meter readings were recorded on March 1st.
- February water usage was as follows:
 - 342,200 gal, ~1.1 acre-ft. (January 2024 – 432,200 gal, February 2023 – 352,300 gal)
 - 11,800 gallons per day.
 - ~128 gallons per day per household

- The average household used 3,595 gallons, with 6 households using greater than 7,200 gallons (~2X the average) during the month.
- System leakage was 3.36% for the month.
- The 12-month rolling total for water usage is 53.7 acre-feet. Last year at this time our 12-month rolling total was 46.2 acre-feet. We are permitted for 63 acre-feet.

Maintenance

- Completed monthly maintenance.

Projects

- Valve replacements – no update.
- Tank level control system – reached out to two contractors, no response yet.

Secretary

Debbie Wigand will schedule a meeting with newsletter editor Pat Barber to discuss the spring newsletter.

Landscape Committee

Lot 63 – Landscape plan approved.

Co-chair Barb Valinske reported on Spring Landscape Committee projects –

- Recent snow created some broken trees which were pruned. The Committee also placed Preen and bark on the north common bed; more bark is needed.
- Work on the pipeline common area near lot 5 where Williams Co. cut back vegetation for visual access has begun, work will continue with Pete Valinske and Tom Coit agreeing to assist in the next phase of removal.
- Committee has sent plans to the Architectural Review Committee for approval of a fence around the debris pile. .

Architectural Review

Dan Miller, Chair, reported for the Committee.

Lot 67 – Committee is waiting for information from the homeowner, such as construction materials and site maps.

The next meeting will be held April 10, 7:00 pm, at the Coit's house.

The meeting was adjourned at 8:26 pm.

Respectfully submitted,
Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log