

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
September 9, 2026

APPROVED BOARD OF DIRECTORS - October 14, 2026

President Olson convened the meeting at 7:04 pm.

A quorum of board members were present: Barry Olson, Matt Guile, Debbie Wigand, Pete Valinske, Barb Valinske, and Dan Miller.

Barry Olson made a motion to approve the August 2026 minutes with the correction that Lot 8 was approved to replace the roof after the board meeting, but prior to the minutes being approved; Pete Valinske seconded. With that correction, the motion passed unanimously.

Officer and Committee Reports

Treasurer

Treasurer Matt Guile reported that the Financial Committee has met four times. At the October Board of Directors meeting, the board will review the recommendations from the committee for the 2027 budget.

Water Committee

Chair Pete Valinske reported:

- All water meter readings were recorded on August 31st.
- August water usage was as follows:
 - 2,956,200 gal, ~9.1 acre-ft. (July 2026 – 3,085,300 gal, August 2025 – 3,126,200 gal)
 - 95,360 gallons per day.
 - ~1025 gallons per day per household
- The average household used 31,262 gallons, with 5 households using greater than 63,000 gallons (~2X the average) during the month.
- System leakage was 0.43% for the month.
- The 12-month rolling total for water usage is 49.0 acre-feet. Last year at this time our 12-month rolling total was 51.0 acre-feet. We are permitted for 63 acre-feet.

Maintenance - completed monthly maintenance.

There will be a one day water outage in October to drain and clean the water tank and replace a bracket. Residents will be notified in advance.

Secretary

Secretary Debbie Wigand received an email asking that homeowners be reminded to manage pets in their respective yards and not allow them to freely roam other yards (For instance, cat dander and hair remaining on outdoor pillows can set off allergies).

Landscape Committee

Chair Barb Valinske reported that a small group of neighbors assisted with a cleanup near the mailboxes in the pit.

Barb is researching ways to remove moles from the East Long Bed. She is looking for a cost effective way to fight them, as services are expensive.

October 3 annual fall cleanup will be held 9 am to noon; pizza served at noon. Meet at the mailbox kiosk; wear work clothes and bring weeding or cleanup tools you find helpful. Cougar Ridge t-shirts will be available for those who have not yet received one. One focus for the work will be cutting down saplings of big maple around common areas such as the pump house.

Pete Valinske reported his most recent repair to the fountain near the south entrance landscape bed was not successful. He will try sealing the base with epoxy after draining and removing the stones.

Architectural Review Committee

Chair Dan Miller reported that the following projects have been approved:

- Lot 14 - new exterior paint – approved
- Lot 52 - new exterior paint – approved
- Lot 27 - Concrete driveway repair - approved

President's Report

Old Business

President Barry Olson informed the board that the WSCAI (Washington State Community Associations Institute) membership is being renewed; Matt Guile will send the check.

A 20's plenty sign will be installed near the north entrance to the neighborhood. Pete Valinske will install the sign; Barry Olson will assist.

New Business

The Annual Meeting will be held November 19 at 7:00 pm. Secretary Debbie Wigand led the board through a review of logistics and deadlines for the annual meeting. Residents will receive packets in the mail by November 6.

Debbie has received one inquiry for the upcoming board elections. Residents are asked to contact Debbie Wigand at crhoabod4@gmail.com prior to October 14 if interested so that candidates can be included on the ballots. Four Board of Directors seats will be elected; presently held by Matt Guile, Lloyd Moody, Barb Valinske, and Pete Valinske.

Lot 78 filed a complaint of a neighbor violating HOA Covenants and Restrictions; the board determined this is a neighbor issue, not a board issue.

The meeting was adjourned at 8:30 pm. The next Board of Directors meeting will be October 14, 2026 at the Wigand's house.

Respectfully submitted,
Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log