

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
August 12, 2026

DRAFT – COURTESY COPY
PENDING APPROVAL AT NEXT BOARD OF DIRECTORS MEETING

President Olson convened the meeting at 7:02 pm.

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

Barry Olson made a motion that we approve the July 2026 minutes as written, seconded by Dan Miller. The motion carried unanimously.

Officer and Committee Reports

Treasurer

Treasurer Matt Guile reported that we have a new Water CD at OlyFed, as approved at the July Board of Directors meeting.

The Financial Committee met to begin the process of reviewing our finances and developing a budget for 2027.

Water Committee

Chair Pete Valinske reported:

- All water meter readings were recorded on August 1st.
- July water usage was as follows:
 - 3,085,300 gal, ~9.5 acre-ft. (June 2026 – 2,620,200 gal, July 2025 – 3,275,100 gal)
 - 99,526 gallons per day.
 - ~1070 gallons per day per household
- The average household used 31,485 gallons, with 5 households using greater than 63,000 gallons (~2X the average) during the month.
- System leakage was -0.46% for the month.
- The 12-month rolling total for water usage is 49.5 acre-feet. Last year at this time our 12-month rolling total was 49.2 acre-feet. We are permitted for 63 acre-feet.

Maintenance

- Completed monthly maintenance.
- Completed quarterly maintenance for the third quarter.
- Completed semi-annual maintenance for the emergency generator.
- Completed annual maintenance for July.

Other

- Requested five lots to shift their irrigation from the “odd” schedule to “even”. This was done to provide a better balance for the load on the water system during irrigating season. There are 39 even addresses and 54 odd addresses in the neighborhood. On three occasions in July received storage tank low level alarms

between 5am and 7am on odd watering days. The load balance on the system has been good since then.

Landscape Committee

Chair Barb Valinske reported:

- Lot 4 – Approved for removal of trees.
- Lot 94 - Approved for removal of trees.

Pete Valinske reported that he has drained the fountain near the south entrance landscape bed and is working to seal the base for a repair.

Architectural Review Committee

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

- Lot 8 – Approved to replace roof.
- Lot 71 – Approved for concrete steps, walk, and greenhouse.

Barry Olson installed a 20's plenty sign near the south entrance to the neighborhood. Dan will order a second 20's plenty sign for the north entrance.

President's Report

Old Business

President Barry Olson posted the PNW CPAs audit report and sent an email to residents.

New Business

Elections for four of the Board of Directors seats will take place this fall – Matt Guile, Lloyd Moody, Barb Valinske, and Pete Valinske. Barry Olson will email residents and ask for volunteers to run for a two year term.

Our WSCAI (Washington State Community Associations Institute) membership needs to be renewed. Barry will check into the process for renewal.

The meeting was adjourned at 8:21 pm. The next Board of Directors meeting will be September 9, 2026 at the Guile's house.

Respectfully submitted,
Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log