

Cougar Ridge Homeowners Association  
Board of Directors' Meeting Summary  
February 10, 2025

Attendees: Barry Olson, Tom Coit, Debbie Wigand, Pete Valinske, Barb Valinske, Dan Miller

President Olson convened the meeting at 7:01 pm.

**Treasurer's Report**

Corporate Transparency Act implementation has been suspended due to legal challenges. If reporting requirements change, Tom will pursue compliance.

Tom Coit, Treasurer, made a motion to take \$8,500 out of the Water System account to fund a PFAS Contingency CD at WSECU. The motion was seconded by Pete Valinske and passed unanimously. The plan is to fund one 12 month CD every quarter this year, to equal \$33,895 in total.

**Water Committee**

Pete Valinske reported:

**Water Usage - January**

- All water meter readings were recorded on February 1st.
- January water usage was as follows:
  - 376,000 gal, ~1.2 acre-ft. (December 2024 – 385,700 gal, January 2024 – 432,200 gal)
  - 12,129 gallons per day.
  - ~132 gallons per day per household
- The average household used 3,880 gallons, with 7 households using greater than 7,800 gallons (~2X the average) during the month.
- System leakage was 5.06% for the month.
- The 12-month rolling total for water usage is 42.6 acre-feet. Last year at this time our 12-month rolling total was 53.7 acre-feet. We are permitted for 63 acre-feet.

**Maintenance**

- Completed monthly maintenance.
- Completed quarterly maintenance.

**Projects**

- The water storage tank level control system upgrade is in progress. The new transducer has been installed in the tank and new wires have been pulled to the pump house. The electronics are in place and being configured.

**Secretary**

Debbie Wigand, Secretary, reviewed the contents of Welcome packets that are provided to new neighbors. Two additions will be made: 1) information specific to the five houses used as random testing sites to support water quality efforts and 2) photos with descriptors for use of the ballot box and the HOA/Water box within the mailbox kiosk.

The spring newsletter is to be distributed the first week of June.

### **Landscape Committee**

Co-chair Barb Valinske shared information about retractable awnings as part of fencing for the debris pile near the mailbox kiosk.

The Landscape Committee has sought bids for landscape work; one contractor has responded. The board requested that the winning contractor provide proof of insurance and business license.

- Lot 35 – adding curbside landscaping.
- Lot 56 – adding plantings and pruning trees near the pipeline.

### **Architectural Review**

Dan Miller, Chair, reported.

- Lot 13 - fence approved using TREX fencing (new material for the neighborhood).
- Lot 75 - shed roof replacement approved.
- Lot 76 - hot tub and gazebo approved.

### **President's Report**

Dan Miller shared potential logos and slogans for use by Cougar Ridge. Next month Dan will have a sample T-shirt.

President Barry Olson approved the board focuses for 2025:

- Place fencing around the debris pile near the pump house
- Contract for landscaping work
- Continue pump house instrumentation work
- Install two new streetlights
- Recruit volunteers for board and committee positions
- Research and hire a reserve study professional
- Research and hire a lawyer familiar with HOAs

The next meeting will be held March 12, 7:00 pm, at the Moody's house.  
The meeting was adjourned at 7:57 pm.

Respectfully submitted,  
Debbie Wigand, Secretary  
Cougar Ridge HOA

Attachments:  
Treasurer's Report  
Water System Log