

Cougar Ridge Homeowners Association
Board of Directors' Meeting Summary
March 11, 2026

APPROVED BOARD OF DIRECTORS – APRIL 8, 2026

President Olson convened the meeting at 7:04 pm.

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

Barry Olson made a motion that we approve the February 2026 minutes as written, seconded by Pete Valinske. The motion carried unanimously.

Officer and Committee Reports

Treasurer

Tom Coit informed the board that we should recruit a new treasurer for the HOA. His term expires December 31, 2026 and he is not seeking reelection. He would like a new treasurer to start by summer of 2026 so that he can share his knowledge and processes with a new treasurer for a seamless transition. President Barry Olson agreed to notify HOA members by email of this need.

- Please contact a board member if you would like to learn more about the position or know of someone who might be interested.

Water Committee

Chair Pete Valinske reported:

- All water meter readings were recorded on March 1st.
- February water usage was as follows:
 - 323,850 gal, ~1.0 acre-ft. (January 2026 – 343,050 gal, February 2025 – 330,900 gal)
 - 11,167 gallons per day.
 - ~121 gallons per day per household
- The average household used 3,321 gallons, with 7 households using greater than 6,600 gallons (~2X the average) during the month.
- System leakage was 3.62% for the month.
- The 12-month rolling total for water usage is 52.4 acre-feet. Last year at this time our 12-month rolling total was 42.6 acre-feet. We are permitted for 63 acre-feet.

Maintenance

- Completed monthly maintenance.

Secretary

Secretary Debbie Wigand reported:

- Board members responsible for articles should submit articles by April 24.
- There have been no pet photo submissions to date; Debbie will send an email to HOA members.

- The calendar for upcoming board meetings has changed. A new published calendar for 2026 will be sent with water invoices, as well as sharing the calendar in the newsletter.

Landscape Committee

Chair Barb Valinske reported:

- The Landscape Committee has gained a new volunteer interested in serving as back up mowing of HOA common land.
- May 2, 2026 will be the HOA spring cleanup day, 9 am to noon.
 - Pizza will be provided at noon.
 - Cougar Ridge T shirts will be available for those not receiving one in the past.

Architectural Review Committee

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

- Lot 49 - Approved for painting of exterior trim elements.
- Lot 94 - Approved for two backyard projects (flagstone, garden beds, and fence).

President's Report

New Business

There has been a request to place a temporary ramp on the pipeline for biking with parental supervision. President Barry Olson will contact our insurance company to understand liabilities and responsibilities as an HOA.

Board members raised concern for child safety on Cougar Ridge roads and the pipeline with electronic bike usage. These bikes can drive quite fast and may not be heard by walkers. The "Pipeline Usage Policy" forbids use of motorized vehicles. See: https://www.cougarridgehoa.com/_files/ugd/4ed155_ecf40e668d924739bca9fbcacae629da.pdf

There was a discussion on seasonal decorations in the neighborhood; no action was taken.

The meeting was adjourned at 8:28 pm. The next Board of Directors meeting will be April 8, 2026 at Debbie Wigand's house.

Respectfully submitted,
Debbie Wigand, Secretary
Cougar Ridge HOA

Attachments:
Treasurer's Report
Water System Log