



COUGAR BAY WATER ASSOCIATION, INC.

1110 Park Place, Suite 101 | Coeur d'Alene, ID 83814

COUGAR BAY WATER ASSOCIATION, INC.

2024 Annual Members Meeting Minutes

Wednesday, September 18, 2024, starting at 5:00 p.m.

Hampton Inn & Suites

1500 Riverstone Drive | Coeur d'Alene, ID 83814

Board Members:

Dan Norcini - President

HOA Management:

Denise Tuttle - Sentry Management, Inc.

- 1. Call to Order:** Dan Norcini, the President, called the meeting to order at 5:03 p.m. and welcomed everyone in attendance.
- 2. Establish a Quorum:** It was noted that a quorum was present through members in attendance in combination with proxies (42).
- 3. 2023 Annual Membership Meeting Minutes:** Dan Norcini made a motion to approve the 2023 Annual Members Meeting minutes, motion was seconded motion passed by all.
- 4. YTD Financial Report:** YTD financials as of 7-31-2024 were provided to all in attendance. No discussion was required.

5. Business

Total Membership: 93 connected and 26 stand-by (vacant lot).

Welch-Comer Water System Capacity Study: Cougar Bay Water Association hired Welch-Comer to engage in a Water System Review / Facility Plan. The cost totaled \$50,576. The capacity study has been completed. Developer Pristine Ridge, LLC paid ½ of the cost and will be paying for a generator for Cougar Bay Water Association. Dan discussed that the Water System Review / Facility Plan will determine if Cougar Bay Water Association has the capacity to handle the new development. Dan explained to the association that in order to receive the full water capacity, Cougar Bay Water may need to ask Idaho DEQ for more water rights. Idaho DEQ will not grant more water rights without a capacity study. Owners expressed their concern on bringing on new developments to the system. It was explained that Cougar Bay Water Association does not have a say, the decision is up to Cougar Bay Ridge Water, LLC. Discussion took place regarding charging new developments higher hook-up fees and monthly assessments. Board may need to seek legal counsel on charging different rates, depending on what the Bylaws state.

Dan explained the association water system delivery as well as giving some feedback regarding the responsibilities of Cougar Bay Water Association verses Cougar Bay Ridge Water, LLC. Cougar Bay Ridge Water, LLC owns the system, Cougar Bay Water Association leases the system and pays Cougar Bay Ridge Water, LLC an annual rent fee. Cougar Bay Water Association has a 50 year lease and pays for all equipment and repairs to the system.

Reserve Study: An owner asked about a Reserve Study for the water association, Dan Norcini expressed the need for a new Reserve Study.

6. Adjourn Meeting: Dan Norcini adjourned the meeting at 5:50 p.m.

Minutes respectfully submitted by Sentry Management.