

# Cougar Bay Water Association, Inc. (CBW)

## Board of Directors Meeting

**Date: Wednesday, October 9, 2024 - 1:00 p.m.**

**Sentry Management Office | 1110 W. Park Place, Suite 101, Coeur d'Alene, ID 83814  
Meeting Minutes - DRAFT**

Board Members Present:  
Dan Norcini, President  
Rod Stach, Secretary  
David Weiner, Treasurer

Management Company:  
Denise Tuttle

Cougar Bay Ridge Water LLC:  
Charlie Radabenko

### **I. Call to Order and Confirmation of a Quorum:**

The meeting was called to order at 1:08 p.m. by Dan Norcini. With three (3) Directors in attendance, a quorum was confirmed.

### **II. Review and Approve May 30, 2024 Special BOD Meeting Minutes:**

Dan Norcini made a motion to approve the May 30, 2024 Meeting Minutes as presented. David Weiner seconded the motion. Motion carried.

### **III. New Business:**

#### **A. Ratification**

Robert Stach made a motion, seconded by David Weiner to ratify the unanimous approval via e-mail of the 2024 Budget.

#### **B. Ratification**

Dan Norcini made a motion, seconded by Rod Stach to ratify the unanimous approval via e-mail of moving Northwest Bank funds from regular Savings/Checking account to 6 month CD, closing the regular Savings/Checking account completely.

#### **C. Ratification**

Dan Norcini made a motion, seconded by Rod Stach to ratify the unanimous approval via e-mail of the November 13, 2023 Meeting Minutes.

#### **D. Ratification**

Dan Norcini made a motion, seconded by Rod Stach to ratify the unanimous approval via e-mail of the December 26, 2023 Meeting Minutes.

#### **E. Ratification**

Dan Norcini made a motion, seconded by Rod Stach to ratify the unanimous approval via e-mail of renewing the Northwest Bank 12 month CD which comes due on January 5, 2024.

- F. Ratification  
Dan Norcini made a motion, seconded by Rod Stach to ratify the unanimous approval via e-mail of Mike Hlebichuk's resignation as Board Treasurer.
- G. Ratification  
Dan Norcini made a motion, seconded by Rod Stach to ratify the unanimous approval via e-mail of appointment of David Weiner to replace Mike Hlebichuk as Board Treasurer for remainder of term (to expire 2025).
- H. Ratification  
Dan Norcini made a motion, seconded by Rod Stach to ratify the unanimous approval via e-mail of renewing the Northwest Bank 6 month CD which comes due on June 12, 2024.
- I. Ratification  
Dan Norcini made a motion, seconded by Rod Stach to ratify the unanimous approval via e-mail of renewing the Northwest Bank 12 month CD which comes due on July 7, 2024.
- J. Reserve Study  
Board discussed the need for a Reserve Study. Denise Tuttle will provide to the Board the name of the company The Ridge at Cougar Bay HOA used years back. David Weiner made a motion, seconded by Dan Norcini, motion carried to move forward with a Reserve Study for Cougar Bay Water Association.
- K. Rates  
Board discussed increasing connection fee, hook up fee and meter cost by 3% each year. David Weiner made a motion, seconded by Rod Stach, motion carried to increase connection fee, hook up fee and meter cost by 3% each year beginning January 1, 2025.
- L. New Development Rates  
Board discussed the impact of new developments to the water system and how that relates to current fees/assessments. Rod Stach made a motion, seconded by David Weiner, motion carried that Cougar Bay Water Association reserves the right to increase the monthly assessments of new members of the Pristine Ridge Development from those assessments paid by the current Cougar Bay Water Association members.
- M. Cougar Bay Ridge Water, LLC  
Charlie Radabenko presented to the Cougar Bay Water Association Board of Directors a copy of a Second Amendment To Lease With Option To Renew with respect to "Will Serve" letters. Cougar Bay Ridge Water, LLC and Cougar Bay Water Association will consent together on future "Will Serve" letters. Rod Stach made a motion, seconded by David Weiner, motion carried. Charlie Radabenko and Dan Norcini signed Second Amendment. Original document on file at Sentry Management, Inc.
- N. Ratification  
Dan Norcini made a motion, seconded by Rod Stach to ratify the unanimous approval via e-mail to reject the Rosenberger/Scott proposed retaining wall across the Cougar Bay Water Association's water line easement or being within the easement on the south side of the Scott lot. Dan Norcini to compose a letter to be signed by Cougar Bay Water Association and Cougar Bay Water, LLC stating such. Sentry Management to send letter via USPS standard mail and USPS Certified/Return Receipt mail.

**VI. Adjourn:**

There being no further business to discuss, the meeting was adjourned at 2:50 p.m.

*Meeting Minutes respectfully submitted by Sentry Management, Inc.*

Approved