



COUGAR BAY WATER ASSOCIATION, INC.

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

COUGAR BAY WATER ASSOCIATION, INC.

2023 Annual Members Meeting Minutes

Wednesday, September 13, 2023, starting at 5:00 p.m.

Hampton Inn & Suites

1500 Riverstone Drive | Coeur d'Alene, ID 83814

Board Members:

Dan Norcini - President

Mike Hlebichuk - Treasurer

HOA Management:

Denise Tuttle, Sentry Management

1. Call to Order: Dan Norcini, the President, called the meeting to order at 5:01 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 (36).

3. 2022 Annual Membership Meeting Minutes: Dan Norcini made a motion to approve the 2022 Annual Members Meeting minutes. Mike Hlebichuk seconded the motion. Motion passed by all.

4. YTD Financial Report: Dan Norcini presented the YTD financials as of 7-31-2023. It was noted that the PPB Reserve Funds have exceeded the \$250,000 FDIC Limit. Dan explained that funds for the Welch-Comer Water System Analysis would be coming out of this account, which will drop it below the FDIC limit.

5. Business

Total Membership: 88 connected and 28 stand-by (vacant lot).

Election: Board member Dan Norcini and Rod Stach were running for re-election to the Board as their terms were set to expire. The mail in ballots and those present unanimously approved Dan and Rod for another term on the Board.

Welch-Comer System Mapping: Cougar Bay Water Association has hired Welch-Comer to engage in a Water System Analysis that will cost around \$48,000.00. Developer Pristine Ridge, LLC will be paying ½ of the Water System Analysis costs. This developer is interested in adding a sub-division of 40 Planned Lots / 80 Acre Tract. The Water System Analysis will determine if Cougar Bay Water Association has the capacity to handle the new development. Cougar Bay Water Association is responsible for making sure water capacity is available. Cougar Bay Ridge Water, LLC has the final decision if the new sub-division comes on board, after reviewing the Water System Analysis. The

developer will have to add any additional equipment to keep from changing any existing Cougar Bay Water customer service.

Reserve Study: To be evaluated.

6. New Business

Pumphouse Water Connection: Cougar Bay Water Association hooked up to Coeur d'Alene Water for irrigation water at the pumphouse. Cougar Bay Water Association did a favor for Coeur d'Alene Water a couple of years ago, so Coeur d'Alene Water gave the hook-up at a discounted rate. The appearance of the pumphouse should improve with irrigation water available.

7. Open Forum: Owner asked if Consumer Confidence Report can be added to the Annual Members Meeting Packet next year. Dan Norcini asked Sentry Management to make a note of the request.

8. Adjourn Meeting: Dan Norcini adjourned the meeting at 5:24 p.m.

Minutes respectfully submitted by Sentry Management.