

Cougar Bay Water Association, Inc. (CBW)

Special Board of Directors Meeting

Date: Tuesday, December 26, 2023 - 1:00 p.m.

Norcini Residence | 2539 S. Espinazo Drive, Coeur d'Alene, ID 83814

Meeting Minutes - APPROVED

Board Members Present:

Dan Norcini, President

Rod Stach, Secretary

Mike Hlebichuk, Treasurer

Present via Phone Call:

Bob Chandler

Aidan Colgan

I. Action Item:

Decision on recommendation of engineering firm, Welch-Comer, concerning the Pristine Ridge Development. Presented two different options for upgrading the Water System to handle the additional demand.

The Board voted to approve the first of two options for the Capital Improvement Plan as provided by Welch-Comer. This will include the following:

1. Provide Standby Power at the Wellheads in Riverstone
2. Construct Booster Station with TWO Booster pumps
3. Provide additional generator at the new Booster Station
4. Construct a 225K Reservoir Tank on the Pristine Ridge property
5. Install a PRV (Pressure Relief Valve) inside the new Booster Station allowing supplemental flow

Estimated Cost of the Total Project: \$1.2 million – Funded by the Developer who also provides the engineering.

Vote was unanimous with all three Board members voting to approve the above-mentioned option.

Discussion was also held about the transfer of all new equipment that will be purchased by Pristine Ridge developer to the ownership of Cougar Bay Water, LLC.

Bob Chandler was contacted by phone to answer a few questions that the Board had.

Aidan Colgan at Welch-Comer was also contacted by phone to go over some of the presentation which the firm has previously presented to the Board at the meeting of December 19, 2023, at their office.

II. Adjourn:

The meeting was adjourned at 2:55 p.m.

Meeting Minutes respectfully submitted by Sentry Management, Inc.