

**Cougar Creek Water User's Association**

**Minutes of Annual Board Meeting**

**Inn at Priest Lake**

**July 5, 2025**

I. **CALL TO ORDER:** The meeting was called to order at 10:03am by Alan Ameche.

**BOARD MEMBERS ATTENDING:** Alan Ameche, Kim Sheehan, Kurt Carlson, Loel Fenwick, Heidi Kopf, Steve Pryor, Jim Socci. Stacy Wilhelm, secretary.

II. **APPROVE MINUTES:** Jim motioned to approve the prior annual meeting from July 3, 2024. Heidi 2<sup>nd</sup>. Motion passed.

III. **TREASURER'S REPORT:** Jim motioned to approve the treasurer's report as presented. Kurt 2nd. Motion passed.

IV. **BOARD MEMBER ELECTION:** Alan stated that three board members are up for re-election: Kim Sheehan, Heidi Kopf, and Alan Ameche. All three are running unopposed and will therefore be re-elected for another term. All ballots were collected and tallied from the attending membership and those ballots that were mailed in.

V. **BOARD ACCOMPLISHMENTS/PRIORITIES:** Jim reported that 10 homes participated in the lead line survey, which were submitted to DEQ and then tested a second time. All results came back negative for lead. Additionally, all mains were inspected, and efforts were made to locate all water valves and install blue stakes for water shutoffs. Alan stated that if anyone is concerned about lead in the interior pipes of their cabins, they should contact him, as DEQ has funds available to assist if needed.

Jim reported that he worked with Doug Ebert on the Sanitary Survey, which is conducted every five years. Doug Ebert inspected both wells and the reservoir and only found one deficiency, which was a crack in the well cap for well #1 which will need to be replaced. He was otherwise satisfied with both Wells. He recommended that we clear some brush that was growing close to the reservoir to ensure that we don't have any root problems in the future.

Heidi explained that our water right requires proof of beneficial use. Currently, the allocation is 70 gallons per minute (GPM), but the actual need is closer to 90 GPM. By extending the water rights for five years, the goal is to demonstrate and justify the need for 90 GPM.

Kim reported that there was a problem with the sensor in the reservoir, so it was removed for repair and well ran continuously from June 5th to 23rd and only produced 50 GPM without overflowing the reservoir. Unfortunately, the well cannot push more water than that, which makes proving the higher water rights requirement challenging.

Summer usage remains an issue so users are encouraged to water lawns late at night or early in the morning to help manage demand. DEQ required that CCWUA a cross control connection program which the word did. This mainly applies to underground irrigation. It was also noted that Frost Free require a screw-on air breaker (air relief), which can be purchased on Amazon for about \$6.00. The board will be physically checking to ensure everyone has one installed, as a report must be submitted to DEQ confirming compliance. Additionally, hose bib require a screw-on air breaker to be installed to prevent water from flowing back into the system.

Alan reported that seven homes participated in the Cross Control Connection Program and all passed. It cost \$100 per house and was conducted by Jason Hendricks who is very knowledgeable and helpful. He also stated the amended by-laws will be posted on the website.

VI. **MEMBER DISCUSSION OF SYSTEM UPGRADE:** Kim reported that obtaining approval for the planning grant required significant effort. The facility plan, drafted by Coffman Engineering, spans 209 pages. It includes a recommendation for installing fire hydrants with a capacity of 500 gallons per minute. However, implementing this recommendation requires an increase in line size, which will add approximately \$100,000 to the overall upgrade cost. Despite the added expense, these hydrants are nationally rated and are expected to help reduce insurance costs for all stakeholders. The plan would include all new connections to homes with documented shutoff valves, and neighborhoods would be designed with looped lines so that turning off one section would not affect service to all residents. The estimated cost for the entire project is approximately two million dollars and includes a new well, upgraded lines and valves. Low-interest financing will be sought to help cover costs, and the project will not begin without membership approval.

Loel stated that, in his opinion, a second model should be considered that would provide fire suppression to Tanglefoot. Alan asked the members present for a show of hands on whether they wanted to pursue Loel's idea of a second model being considered, and there were no hands raised. The consensus of the members present was to continue with the plan being drafted by Coffman Engineering.

VII. **MEMBER OPEN Q & A:** Alan opened the floor for questions. There were some general questions regarding the timeline of the upgrade project, and Kim stated they are hoping to have the final plan and costs ready for approval at next year's annual meeting. Steve Pryor mentioned that he has the four keys to shut off the water if anyone has an issue and noted that he is a full-time resident.

VIII. **MOTION TO AJOURN:** Kim motioned to adjourn at 11:26am. Steve 2nd.

Respectfully submitted, Stacy Wilhelm