



Cole Point Association Board Meeting

Agenda & Minutes

February 3, 2024

Attendance: Lora Davis, Cindy Akana, Kekoa Anderson, Chuck Granoski and Mike Carver

Location: Cindy Akana's home

Meeting called to order: 5:45 PM

1. Lee Ann Farrell's passing

- a. **ACTION: Cindy** will send a condolence letter to Lee Ann Farrell's family; Farrell step children: Dale, Darleene & Connie **(DONE 2/4/2024)**
- b. **ACTION: Chuck** will send the **new well easement** to the CPA board that included the adjustments required for well 2.

2. Consumer Confidence Reports Letter & Certificate - NWS

Email from Cynthia Whiteman, Northwest Water Systems:

*Consumer Confidence Reports (CCR) and certificates are due to the Department of Health (DOH) before June 30, 2024. The CCR needs to be prepared and distributed to all residents on the water system before being sent to the DOH. If I do not hear from you by **Wednesday, February 7th, 2024**, NWS will create and distribute the CCRs and certificates via mail to each service address on the water system and the water system will be charged for the labor and each mailing. NOTE: Cost for this service is \$72.00/hour; \$3.22/mailing.*

MOTION: Have NWS create and mail the Consumer Confidence Reports for the CPA Water system. Limit their expenditure to \$750. **MOTION PASSED.**

ACTION: Cindy will contact Cynthia Whiteman at NWS and give her the go-ahead. **(DONE 2/4/2024)**

3. Riviera Water update

- a. Met with Chris Frye, Riviera Board President and Phil Ronning on 1/31/2024
- b. **ACTION: Cindy** will set up a meeting with Chris, Phil, Chuck & Cindy
- c. **ACTION: Cindy** will work to put together a petition;
- d. **ACTION: Lora** will work on strategy for getting 300 Riviera owner votes so the vote can go up to the Riviera members at their annual meeting, Sept. 2024.

4. Road

- a. Entry - Need to work with Pierce County on this project
- b. Koa met with Dr. King's company again to discuss the process for the initial clean up of potholes and maintenance for the second year. Quote: \$5,500 for initial cleanup; \$4,000 annual maintenance plus taxes.
- c. Board discussed in detail and determined this would be our approach for the next two years in our fight against potholes.

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MOTION: Hire Dr. King's Landscaping based on their proposal for the initial clean up of potholes and for maintenance the second year. **Motion passed.**

ACTION: Koa will contact Dr. King's Landscaping (253-234-4075) to schedule the maintenance ASAP since the potholes are plentiful and deep.

Old Business

5. Well depth - Lora
 - a. Lora & Cindy took last months well depths
 - b. Lora & Cindy will set a time to take another reading
6. Lead and copper situation update
 - a. Saatela took another sample from his house; sample was left in the well house for NWS to pick up Feb. 1 or 2.
7. Overuse letter update - Cindy
 - a. Cindy completed the letter to the homeowner overusing water; the board reviewed the letter. It will be mailed this week.
8. Water Key - keep one in the well house. They cost about: \$14.00
 - a. **MOTION:** Purchase 2 well keys, (\$30.00 plus tax.) **Motion passed.**
 - b. **ACTION:** Cindy will pick them up - Lakewood Hardware. (pick up extra for Lora)
9. Generator update: Propane tank is installed. Cement slab for the generator is poured.
 - a. **ACTION:** Cindy will call White's about generator
10. **Environmental Study:**
 - a. Quoted cost is now: \$35,000 - 45,000; We approved \$20,000 last month. Will keep contacting Russ from Grey & Osborne to get this going. We need this environmental study done to get the USDA loan. NOTE: We cannot put in the infrastructure until we get the environmental study.
 - b. Go to three banks to see if they will lend us money
 - c. 1-year interim loan before USDA loan
 - d. **ACTION:** Mike will look on the Federal Loan website
11. Switching banks (bank or credit union)

Meeting ended 7:15 PM

Board Secretary: Cindy Akana

Signature: _____

Dated: Feb. 3, 202