



## Cole Point Association

### Board Meeting (Zoom)

Thursday, March 27, 2025 | 9:00 AM

**Attendance:** Lora Davis, President; Mike Carver, Treasurer; Nancy Kvinge, Michael Taggert, Kekoa Anderson (9:30 AM), Cindy Akana (Office Admin.)

- Update on leak detection results (Lora)
  - a. Top of the well to surface has decreased (lowered); it is similar to summer levels
  - b. Hydreva company (water detection) - Rob Marsten
    - Determined we have a small leak somewhere – 2 gallons per minute leak
    - Didn't detect any leak in the smaller pipes
    - Next steps – detect leak at the deeper level (larger pipes) which will include turning off at homes
- Continuation of new water main pipeline install (Lora & Mike)
  - a. Current state of work completed and work remaining to finish new water main installation.
    - Main water line from Davis property down and along the waterfront properties is installed; work is not complete.
    - Has not been pressure tested
    - Need to complete circle; need main line up 110th up to pumphouse and down Cole Point Drive to Davis property.
    - Need to order more pipe to complete circle
    - Need to initiate another levy to pay for pipe and completion of laying main line
    - Ross Poe, Company: Utility Pipeline Contractors Inc.; quoted \$53,560 labor, trenching and installation of pipe and gate valves (for 2640 linear feet); quoted \$1,250/day to complete the waterfront line and check the pressure. Projected 6 weeks to finish all the work. Two payments - one month and at the end of project and will warranty their work for one year.
    - We have enough money in water account to purchase pipe and supplies



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**Motion #1:** Motion to hire Utility Pipeline Contractors Incorporated for \$55,000 to lay pipe for phase two (2640 linear feet to close the pipe circle – up 110th and down Cole Point Road) plus \$1,250/day to complete phase one. **Motion passed.**

**Motion #2:** Mike will crunch the numbers and send out an email to the board with a recommendation for the next assessment. The board will vote on the motion and will record the results here.

- Collection actions for chronically late and unpaid accounts (Mike)

**ACTION ITEM: CINDY:** Email fees and liens motion/approval to board members  
**DONE (3/27/25)**

Future business:

1. Letter Nancy K. drafted to appeal to the compassion
2. Process of building relationship with Riviera