



Cole Point Association

Board Meeting

Sunday, April 27, 2025 | 3:00 - 5:00 PM PST

Attendance: Lora Davis, President; Mike Carver, Treasurer; Nancy Kvinge, Chuck Granoski, Mike Taggart, Cindy Akana (admin support)

1. Motion to approve minutes from March 27 2025. **Minutes approved.**

2. Update on leak and fix (April 16 - 17)

Mark Markham dug out the pipe and fixed it. It was a corner pipe that was cracked at both ends. However, the glue didn't hold, so it cracked open during the night. The pipe was fixed the next day and is still holding.

We use a sonar buoy to measure the depth of the well. Lora measured today and the water depth was 95'. Water meters were read today. Undeclared water use was 80% because of the leak.

Rob from the leak detection company still needs to send us his report. He said you cannot pick up leaks in 4" pipes vs. smaller pipes. We still have one more free visit from Rob to check for leaks.

NEXT STEPS: If the water in the well doesn't come back up, we will contact Rob again for his assistance.

3. Update of new water main pipeline install

Motion passed from last meeting:

Utility Pipeline Contractors Inc. (Ross Poe); \$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.

We have all the pipe and supplies to complete the project. We just need a contractor. Unfortunately, Ross Poe is not returning our phone calls. We can go back to Chad and Paul for a hard quote.

We need to use contractors that know utilities (water pipes, electric, etc.)

NEXT STEPS: **Get three quotes.** Mike C. will get a hard quote from Chad and Paul and at least one other company. Mike T. is checking with a contractor connected to Habitat.



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4. Assessments for next stage of development

Action Item from last meeting: Mike will crunch the numbers and send out an email to the board with a recommendation for the next assessment.

NEXT STEPS: Before we can determine the next assessment, we need to determine who will do the work and what it will cost and as well as who (homeowners vs. lot owners) will be responsible for paying.

5. Collection actions for chronically late and unpaid accounts; Liens were approved in 2023. Lien would be put on the chronically late people drafted up by an attorney and posted.

NEXT STEPS: Chuck will research the lien process and attorney work needed and will give us a report.

6. Support for the website - Lelan Anders volunteered to update the website. Cindy met with Lelan, and they are now updating the website – adding past minutes and the annual meeting. etc.

7. Open board meetings and meeting norms. We will open up our monthly board meetings starting in May 2025.

NEXT STEPS: All board members are to read the meeting norms and send comments and changes to Lora this week.

8. Building relationships with Riv members, educating locals, and appealing to their compassion. (Nancy and Lora)

Lora met with Russ Rodocker - who reported that it will take a minimum of 18 months for the Riviera to get approvals from the state (DOE and DOH) before they can consider selling water to others outside the Riviera.

NEXT STEPS: Lora and Nancy will meet with Chris Frye, the Riviera President to discuss this further. Nancy is going to contact the guy who owns 300 Riv lots.

NEXT MEETING: Saturday, May 17, 2025 at 2:00 PM