



Cole Point Association

Board Meeting

Thursday, July 10, 2025 | 3:30 PM

Board members in attendance: Lora Davis, President; Mike Carver, Treasurer; Kekoa Anderson (Zoom), Nancy Kvinge and Bill Petschl (Zoom)

Others in attendance: Chuck Granoski (consultant), Cindy Akana (office admin)

Agenda & Minutes

1. Project Updates and Pipeline Installation (55 mins.)

- Review current status of pipeline installation project
- Determine and vote on assessment fee amount for completing the water main
- Establish action items in preparation for

ACTION ITEMS:

1. Pick up service saddles, meter bases, valves, etc. from Tumwater. May need to make two trips to pick up all the supplies. **MIKE & BILL** will meet in Tumwater on Friday, July 11 to pick up the parts around 1 PM.
2. Assemble meter bases - Possibly on July 11 and/or 12 with **Mike, Bill, Lora**
3. **Before July 20, KOA** will mark on our Cole Point lot map where the double meter bases should be located; Double meter bases will go between two lots on each side of the road
 - a. Map of service point connections
 - b. Map for Dig Alert
4. **MIKE** will check with contractors to see if they will contact **Dig Alert**. If not, MIKE will contact Dig Alert to mark utilities. We need to set this up to give Dig Alert plenty of time to do their work before August 11.
5. July 23 - Stake meter locations - **Koa and crew**?
6. **Aug. 11 - Contract work begins** installing main pipeline, saddles, and meter bases

2. Well Lining Project Status (5:00 mins.)

- The Department of Health (DOH) encouraged us to put in like for like; that is, replace the old pump with a new "like pump" – same volume/same size.
- When we hear back from Carol Stuckey, DOH we can get a quote for project
- We will need to monitor for 12 months of no e-Coli before we can add more houses to the water system.



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3. **Membership Communication** (20:00 mins.)

- Review draft project update email letter for membership distribution
- Please look over Lora's letter to CPA members and give recommendations to her by Monday so she can send out the letter on Tuesday.
- Determine assessment for the two water projects based on the estimates for the following two projects. **Lora & Mike** will make these calculations.
 - a. Proposed costs for Well #1 lining and main pipeline
 - b. \$86,500 for main line completion

4. **Unmetered Water Use Reporting** (20:00 mins.)

DISCUSSION: Allegations were made that a CPA property owner has illegally tapped into the water system and is pirating water from our well system. The board investigated the allegations and found no evidence that they are true.

MOTION: Since the board finds no evidence of allegations made of any illegal tapping into the water line(s) or pirating water from the Cole Point Association Water system, we move to close this case and set up the following process for any future allegations made about illegal water use.

Process for Reporting illegal water use from Cole Point Association Water:

1. Any person making allegations about another person unlawfully tapping into the pipes or pirating any water from the Cole Point Association Water system must submit their allegations to the Cole Point Association Board in writing and include all evidence.
2. The Board will investigate the allegations if there is enough evidence to show illegal activity.
3. The Board will make a determination at a board meeting and record a determination for the records.

MOTION PASSED

5. **AOB** (5:00 mins.)

- a. Water leak people are coming out on Tuesday to check for leaks.

Meeting adjourned at 5:30 PM