



Cole Point Association Board Meeting

January 25, 2026

Agenda & Minutes

Meeting called to order at 7:10 PM Via Zoom

Attendance:

Board members: Nancy Kvinge, William Petschl, and Kekoa Anderson. Absent: Mike Carver.

Board Meeting Agenda and Minutes

Board Mtg Minutes

The group reviewed the January 28th meetings notes. Koa suggested we make it clearer that the rate increase for the CPA main road from \$150.00 to \$200.00 should reflect that the increase is effective in 2027 since membership was already billed for 2026. Nancy agreed to update the documentation accordingly.

Bill made a Motion and Koa seconded the motion to accept the Board Mtg minutes from January 18th, 2026, as amended to include the \$200.00 main road increase up from \$150.00 to \$200.00 and becomes effective January 2027. Minutes were accepted and approved unanimously by all in attendance. **Motion passed**

Meeting Summary

Quick recap

The group also addressed infrastructure costs, water system project finances, road improvements and ownership and plans for an upcoming special member meeting as well as association administrator responsibilities.

Next steps

- [Nancy: Update all relevant road rules documents, meeting minutes, and presentation materials to reflect that the Cole Point Road yearly fee increases to \\$200 effective January 2027, ensuring this is clearly noted in all appropriate places.](#)
- [Nancy: Send a PDF of the slideshow to Kekoa.](#)
- [Nancy: Send information to Kekoa regarding property ownership details for roads and well site, as referenced in the meeting.](#)

- [Nancy: To schedule a special membership meeting for policy discussion. Discuss with Mike the status of non-paying parcels \(e.g., F & M properties\) and clarify assessment/payment policies for consolidated or non-participating lots at a future meeting.](#)

Summary

Membership Meeting Prep

The group reviewed some of the slide show slides. Koa said that ahead of the meeting he asked Mike to send out current member statements (outstanding balance reports) to all community members before the upcoming member meeting. The group discussed scheduling a special membership meeting in 2-3 months focused on connection policies, including defining system ownership, assessment policies for consolidated/individual lots, and related equitable share issues; send notification to members when scheduled. The group agreed on sending the membership financial statements, the history, road rules, water rules, and equitable fees document ahead of the January meeting.

Road Fee Update 2027

The meeting focused on updating road rules and fees, with a key decision to increase the Coal Point main road fee to \$200, effective January 2027. The group reviewed various documents and confirmed the changes needed to reflect this update, including the meeting minutes, agenda, and presentation materials. They agreed to include the effective date of 2027 in all relevant documents to ensure clarity and consistency. The group also discussed including the equitable guidance document, with Kekoa emphasizing its importance for community understanding.

Road Maintenance and Ownership Discussion

The group discussed several road-related issues, including the front entranceway enhancements, cross culvert maintenance on Cole Point Drive, and the possibility of asphalt paving versus keeping gravel roads. Nancy addressed a previous bid for asphalt that was made during John's tenure but did not pass a membership vote and was not pursued due to an easement issue with the property owner of the road. Nancy also mentioned that some sections of Cole Point Heights Road are owned by the community, while others, including the property where the well is located, are not owned by CPA. They agreed to document these topics for future research and community discussion.

SAP Debt and Water System

The board discussed a \$53,615 debt to SAP, which would require a \$900 assessment to avoid monthly interest payments of \$536. The group agreed to address this debt and related infrastructure improvement at the January meeting. They also discussed that the pending loan for \$200,000.00 should cover both SAP and complete the well repair and infrastructure connection, but if the loan decision continues to be delayed, we should have an assessment to cover the debt. If we do get the loan, the leftover from the assessment can go to the water tank.

Meeting adjourned at 8:46 PM