

Cole Point Association Special Membership Meeting

Saturday, May 2nd, 2026, 10:30 am

Martha Smith Room / Riveria
Community Club



Welcome to the CPA Special Membership Meeting.

Thank you:

For being here today.

Mike Carver

Lora Davis

Chuck Granoski,

Betty Bennett,

John Saatela

Lelan Anders



Welcome and Thank You!

Attendance



Meeting Agenda

- **Board Updates and Introductions**
- **NRWA Loan Effect**
- **Capital Improvement Long-term Financial Plan**
- **Critical Repairs**
- **Business Affairs**
- **Non-Profit Status**
- **Washington State Department of Revenue**
- **Updated Water Service Area**
- **Financial Report**
- **Accounting Update**
- **DOH Required 6- year Water Efficiency Plan**
- **Policies and Guidance**
- **Water and Road Improvements**
- **Residential Connections – John Saatela**
- **Question and Answer Session**
- **Closing Remarks & Adjournment**

Board Updates



Meet the Board 2025-2026



NANCY KVINGE
PRESIDENT



VACANCY



BILL PETSCHL
SECRETARY & INTERIM TREASURER



KEKOA ANDERSON
MEMBER AT LARGE



BETTY BENNETT
MEMBER AT LARGE

NRWA Loan – At Work

- The \$200,000.00 up front loan money made it possible to pay for the most critical repairs now:
- #1 Water Main
- #2 Well One



**COLE POINT
ASSOCIATION**

Long-term Capital Improvement Plan

Securing our Future Together

Heartfelt Thanks: We deeply appreciate the membership's financial sacrifice to fund these critical repairs.

The Achievement: Because of your commitment, we are finally able to continue upgrading our 50-year-old infrastructure.

The Impact: Ensuring long-term reliability and moving to bring safe, new connections.

The result: A stronger, more resilient community water system.





Question #1: The New Water main.

- 1) Why aren't we connecting the new water main now?
- Answer: We still need water main approval from the engineer.
 - ✓ The pressure test is done. The as-built drawings are done.
- From the engineer yesterday: I will get you a flushing plan/valve operation plan next week so you can be ready for the flush. If the flushing goes well and the coliform samples are satisfactory, I will send in the construction completion form to DOH right away.
- Also, according to the Engineer, we can't just hook up to well two, we need the interconnect (tie-in) construction documents from him to be legal: You can start swapping services any time after the tie-in. I would think June is reasonable provided that the flushing is done mid-May and it goes well and we get someone on board to do the tie-in.

Two
Recent
Questions.

New Water
Main



Question #2: The Old Water Main

Why are we not finding the leak in the old main right now?

- **The water loss is not about significant leaks.**
- According to the plumber, we are experiencing widespread pipe joint failures across an aging system. Every once in a while, we find a leak, but we are just playing whack a mole when that happens.
- **As you can see here, we have been in a race against time.**
- ✓ Undeclared use 2022 -20%
- ✓ Undeclared use 2023 -27%
- ✓ Undeclared use 2024 - 45%
- ✓ Undeclared use 2025 -72%
- ✓ Undeclared use 2026 -84%
- **So, we are moving along as fast as possible.**

Two
Recent
Questions.

Water
leakage



Average Actual Home Usage is About the Same Year over Year:

Critical Repairs

Water usage 2025: Average usage per month in the winter - 4,000 gallons

- Average usage per month in the summer – 10,000 gallons – sometimes as high as \$15,000

Home usage :6,507 gallons per month average for the year.

Loss (leaks) : 17,160 gallons per month average for the year.

Total well use: : 23,667 gallons per month average for the year.

New Water Main

This tells us a few things:

- 1) The new water main should significantly reduce water loss easing the strain on the wells, while drastically lowering repair costs and overall water consumption.
- 2) It is imperative we get off the old water main before catastrophic failure.
- 3) Well #1 will remain inactivated until the old water main is decommissioned – mitigating the risk of saltwater intrusion caused by the significant leaks in the existing infrastructure.

Two Questions

Second Critical Repair: Well #1

- Well #1 Repair Scheduled to begin this Friday the 8th with prepping the top of the casing. The swaging of the stainless-steel casing repair will start on Monday the 11th. They will be working on the well throughout the week.
- No unauthorized people (or) pets allowed in the construction area.
- We are not covered on their insurance.



**COLE POINT
ASSOCIATION**

Business Affairs

The Good the Bad and
the Ugly





Non- Profit Status

- Awaiting IRS response
- Currently still a for-profit corporation.



**COLE POINT
ASSOCIATION**

Why this Matters:

We have fewer legal and financial protections as a for profit corporation.

The IRS and the Washington Secretary of State have an active data sharing Program.



The Washington Secretary of State and the Washington Department of Revenue have an active data sharing program as well.



What all these agencies share: Tax return information, Audits, and corporation status.

So, we have the domino effect.

- ❖ **Historically, Cole Point Association has not filed or paid the required Public Utility Taxes (PUT) to the DOR.**
- ❖ **The penalty for not filing taxes with the DOR is dissolution of the corporation. We are being proactive before that happens.**
- ❖ **If dissolution were to happen, (we don't think it will). The accounting firm of Opsahl Dawson would represent us. They said that the state would want to bring us back into compliance because they would rather have the revenue.**

Washington State Department of Revenue

- Unless re-instated, as a current *for-profit* association, we could owe approximately \$45,000.00 in back excise taxes, interests, and penalties. For profits must pay excise taxes on all income including Capital Improvements, but the IRS accountant says there is just a small chance we won't be reinstated.
- Non-profits are exempt from Assessment income. If our nonprofit is retroactively re-instated, we will still owe between \$4,500.00 and \$11,000.00 in back taxes. Our income was under the \$24,000.00 exemption threshold for filing two of the last four years and over the threshold for filing taxes the other two years. Thankfully, the DOR only goes back four years.
- ***Corrective Action:*** We are in contact with an accountant specializing in DOR compliance if we are successful in being reinstated by the IRS, they will be asking the DOR for a ruling to separate our water and road incomes to put us just under the threshold for the two past filings. We would then only owe approximately \$4500.00. If we can't separate our incomes, we will owe closer to \$11,000.00. ***Either way we will be back in compliance and will begin charging 5% tax on all water fees (not loan and assessment fees) and 3% tax on road fees.***





Updated RSA & Water Membership Service Parcels.

- As part of our commitment to improve the financial health, transparency and in keeping with the CPA Equitable Fees Document, the board conducted an audit of our billing accounts last February.
- For many years, it was understood that or water association served 61 members. During our recent review, we discovered that our actual retail service area includes a duty to serve 63 members* and that we were only billing 56 of the 63 parcels included in our regular billing cycle.
- Having an accurate, definable member list and historical data is imperative to making our shared infrastructure equitable for everyone.
- **From page 11 of our SWSMP: Cole Point has 63 lots included in the RSA. All 63 lots are members of the Cole Point Association. As of 2022, only a portion of the 63 lots have access to the water system.*

R3116000060	Postma	414 3rd St	Steilacoom	WA	98388 Frances H	12406 Cole Point Dr. Al
1 R0119097007	Robbins, J	23307 132nd Ave SE	Kent	WA	98042 Joyce	12603 110th Ave Al
2 R0119097008	Robbins, J	23307 132nd Ave SE	Kent	WA	98042 Joyce	12605 110th Ave Al
1 R0119094023	Rollason, J	10712 Cole Point Drive	Anderson Isl.	WA	98303 Jean	10712 Cole Point Dr. Al
1 R0119094024	Spaulding, J	10708 Cole Point Drive	Anderson Isl.	WA	98303 James	10708 Cole Point Dr. Al
R3116000110	Stanley, M	33338 40th Ave SW	Federal Way	WA	98023 Michael	10505 125th St Cl Al
1 R0119094008	Theofelis, G	10910 Cole Point Drive	Anderson Isl.	WA	98303 George	10910 Cole Point Dr. Al
R0119094015	Theofelis, G	10910 Cole Point Drive	Anderson Isl.	WA	98303 George	12711 Cole Point Dr. Al
R3116000122	Theofelis, G	10910 Cole Point Drive	Anderson Isl.	WA	98303 George	10809 125th St Cl Al
R3116000130	Vickers, P	13412 131st St Ct	Fresno	CA	93720 Kao	12317 Cole Point Dr. Al
R3116000090	Vickers, P	13412 131st St Ct	Anderson Isl.	WA	98303 Philip	12505 Cole Point Dr. Al
R31160000210	Vickers, P	13412 131st St Ct	Anderson Isl.	WA	98303 Philip	12515 Cole Point Dr. Al
R31160000210	Vickers, P	13412 131st St Ct	Anderson Isl.	WA	98303 Philip	12507 Cole Point Dr. Al
R31160000210	Vickers, P	13412 131st St Ct	Anderson Isl.	WA	98303 Philip	12413 Cole Point Dr. Al
R31160000210	Vickers, P	13412 131st St Ct	Anderson Isl.	WA	98303 Philip	12409 Cole Point Dr. Al
R31160000210	Vickers, P	13412 131st St Ct	Anderson Isl.	WA	98303 Philip	12409 Cole Point Dr. Al
1 R31160000210	Vickers, P	13412 131st St Ct	Anderson Isl.	WA	98303 Philip	12409 Cole Point Dr. Al
1 R0119094005	Wepfer, J	10902 Cole Point Drive	Anderson Isl.	WA	98303 Jan	10902 Cole Point Dr. Al
1 R0119094006	Wepfer, J	10902 Cole Point Drive	Anderson Isl.	WA	98303 Jan	10902 Cole Point Dr. Al
R0119094037	Wepfer, J	10902 Cole Point Dr	Anderson Isl.	WA	98303 Jan	10902 Cole Point Dr. Al
R3116000130	Wightman, D	7610 148th Ave NE	Redmond	WA	98052 Donna	10810 Cole Point Dr. Al
R3116000140	Wightman, D	7610 148th Ave NE	Redmond	WA	98052 Donna	10810 Cole Point Dr. Al
R3116000010	Williams, B	12419 133rd Ave E	Puyallup	WA	98374 Burke	12302 Cole Point Dr. Al

Retail Service Area vs Water Membership Service Parcels

It was very important to us to accurately define:

- 1) Our Retail Service Area.
 - 2) Determine who are members, and who are not members.
 - 3) Who is being billed for our water and infrastructure & who is not.
- According to the engineer, the Small Water System Water Management Plan (SWSMP) & our Retail Service Area (RSA) are recorded with the DOH & DOE.
 - There is a difference between the RSA and membership service parcels.
 - We started by identifying the original 61 lots transferred by the estate of Harold Kooley.

Cole Point Association Original Membership 2006



Updated Water Membership Service Parcels

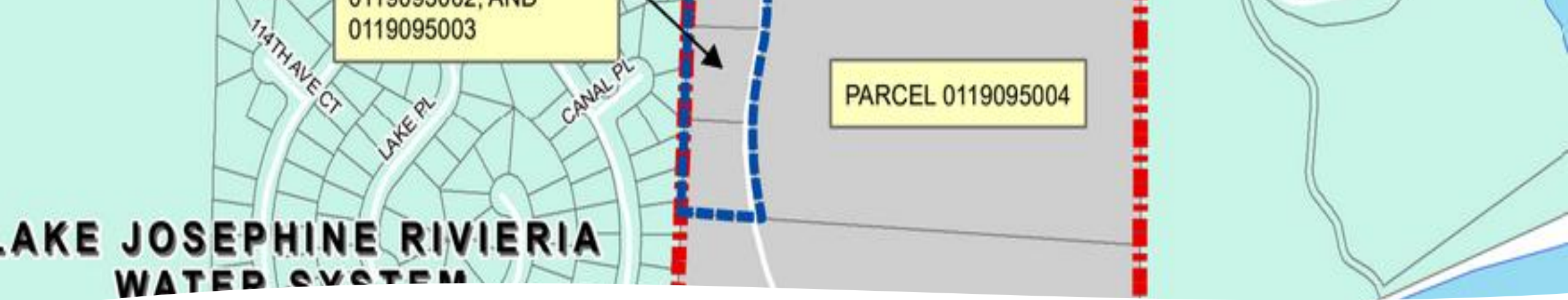
- As per the original transfer documents from the Estate of Harold Kooley to the Cole Point Association, 61 parcels were legally transferred to the Association.
- You can view these documents at: colepointwater.org. Go to documents and SWSMP. The google document has its own page system and you will find the legal transfer documents in Appendix C pages 63-75. The retail service area is defined on pages 11-15 of the SWSMP.
- The SWSMP notes that seven additional parcels were added to the RSA by the association. Of the seven, three of the parcels, above - left, were in the original 61 parcels transferred, but were removed from service by the CPA. The CPA removed these three since the parcel owners, verbally and/or in an email, stated that they didn't want to participate in paying for well #2 at that time, because paying for the water main extension to their properties was cost prohibitive. The engineer moved them back into the RSA because they were part of the 61 legally transferred to the CPA on the duty to serve list. These three lots have not been paying for water.
- **Corrective action:** These three lots were sent letters of declination to put in writing that although they were still in the RSA they were declining membership and water service. Should they want water service in the future, they would be subject to the CPA "Buy-In" policy including approval by the board contingent on available memberships/connections. The letters were sent via certified mail acknowledging that CPA has updated our records to reflect they are no longer members, nor will they receive water service. $\$13,000 \times 3.125 = \$415 \times 10\text{-years} = \$4150 \times 2 = \$8,300.00$ (total \$21,300.00).
- This brings our water membership service parcels 58.

Updated Water Membership Service Parcels



Starting at 58 parcels wishing water service.

- The other four, above, of the seven parcels that the CPA added to the RSA were because the parcel owners indicated they would like water. So, in approximately 2022 the engineers added the four above parcels on Dahlgren to the SWSMP; however, the CPA did not begin billing these parcels, nor did the CPA inform the parcel owners of their financial obligation.
- Legally, a utility cannot bill a member retroactively for a historical error, they can only start billing from the date of discovery, which is February 2026. Under Washington State law, this is considered equitable for everyone.
- *Corrective action: We informed parcel owners of the historical error and began billing.*
- Two of the four sent written notification that they didn't know they were added to our RSA and they didn't want to be added to our membership because they each had wells. Again, they will remain in the RSA but will not be members or receive water. The two parcels that declined membership and water service were also sent a certified letters acknowledging their declination of membership and water.
- This brings our water service membership parcels to 60.



Updated Water Membership Service Parcels

- **Starting at 60 parcels.**
- **Also, two parcels, above – right, 0119094041 and 0119095004 were excluded from the expanded retail service area as these parcels are now plat subdivisions. Although the 2006 Transfer Documents includes parcels 0119094041 and 0119095004, the Association had determined that the subdivisions will not be serviced by the Association’s water system and were removed from the RSA.**
- **This brought the total number of water membership service parcels to 58.**

Financial Report: CPA - Profit & Loss Ending April 18, 2026



- **Although we do have some compliance unknowns, our overall finances good.**
 - ✓ **Our Revenue is on track.**
 - ✓ **Our day-to-day operations are running at a profit.**
 - ✓ **For Capital Improvements we have collected upfront:**
 - ❖ **\$108,474.56 Total Option 1**
 - ❖ **\$ 13,559.32 Total Option 2**
 - ❖ **\$ 122,033.88 Total Capital Cash Receipts.**
 - ❖ **Upfront Loan Repayments:**
 - ❖ **\$54,237.28 (half option 1)**
 - ❖ **\$13,559.32 Total Option 2**
 - ❖ **\$67,796.60 Total Upfront Loan Payment.**
 - ❖ **Our current cash available for CIP:**
 - ❖ **\$200,000.00 Loan Proceeds.**
 - ❖ **\$ 54,237.28 Option 1 assessment Proceeds.**
 - ❖ **\$254,237.28 Total Cash upfront for CIP**
 - ❖ **Receivables are \$15,604.94**

Cash Analysis

Financial Report: CPA – Cash Analysis as of March 2026



Cole Point Association Cash Analysis updated through:						3/31/2026		
Adjusted Cash on 2/28/2026	P & L for the Month ending: 3/31/2026				Minus Change to A/R thru 3/31/2026	- Changes to Balance Sheet (see Below) 3/31/2026	Actual Cash on 3/31/2026	Adjusted Cash on 3/31/2026
	Income	Expenses	WELL Expenses	Net Income (Change in Cash)				
Water Checking 25,817.00	1,178.49	(2,767.23)		(1,588.74)	see below	219,062.93	230,720.93	206,721.51
Paypal (water) 386.74		(386.74)		(386.74)			-	-
SAP Loan Interest		(346.00)		(346.00)				
26,203.74				-				206,721.51
				-				
CPM Checking 9,406.09				-			-	9,406.09
CPH Checking 14,593.33				-			-	14,593.33
Total Cash 50,203.16	1,178.49	(3,499.97)	-	(2,321.48)			230,720.93	230,720.93

Changes to Balance Sheet

Received Loan	\$ 200,000.00
Paid 50% Down to PNW Well Services for Capital Improvements (Well #1)	\$ (16,133.92)
Collected Receivables (all types)	\$ 35,196.85
Payments for Main HDPE Water Line (2024)	\$ (36,223.68)
Total Changes to Balance Sheet	\$ 219,062.93

Collected Receivables

2025 Special Levy	2,800.00
2026 Special Levy	14,900.00
Regular A/R	17,496.85
	35,196.85

C Horjes Construction	(2,858.68)
SAP Enterprises	(33,365.00)
	(36,223.68)

Accounting Update

- Our Accounting System has been uploaded to QuickBooks online.
- We are close to finishing working out the “bugs”, improving oversight, internal controls, and auditing.
- Next up is a June 1st goal for online payments.
 - ✓ This entails fees as follows:
 - ❖ Credit cards 2.99%
 - ❖ ACH transfer 1%
 - ❖ Check by mail – no charge





Cole Point Association 6-year Water Efficiency Plan (WUE)

- This plan is required by the DOH.
- Our 6-year Water Efficiency Plan on the Supply side is a 5% reduction in leaks over 6 years.
- Our 6-year Water Efficiency Plan on the Demand side is a 1% reduction in leaks over 6 years.
- We will send you a conservation flyer to help conserve water.

New Policies

- **All new/updated policies were reviewed by an attorney specializing in water associations and municipal water utilities. These policies were attached in a recent email.**
 - ✓ **Uniform Water System Development & Residential Connection Policy and agreement form. ALL members must be current on billing to connect to the new line whether developed or undeveloped.**
 - ✓ **Re-entry/Capital Buy in Policy (After declination).**
 - ✓ **CPA Application for Membership and water service.**
 - ✓ **The updated Water Service Standard Rules document.**

Future Policies and List of Items Still to Do

- ✓ **13 Possible new connections input from community. Requirements: See next slide**
- ✓ **Finish Handbook and Transition Documents.**
- ✓ **Finish Developing a detailed historical payment file with notations for each parcel.**
- ✓ **Scan all physical corporation documents not on google drive, such as incorporation documents, and upload to new files on google documents.**
- ✓ **Written Planned Maintenance Schedule.**
- ✓ **Bylaws and Articles of Incorporation review.**
- ✓ **Rewrite the new Delinquency and late fee policy to combine with the two delinquency policies in the Water Rules doc to be consistent and one rule in the Water Rules doc.**
- ✓ **Pirating Water Policy with Penalties for new system with Corrective Actions.**
- ✓ **Write Emergency Contact Policy.**
- ✓ **Write Water Main Shut-off Procedures**
- ✓ **Integrate New Policies into the Water Service Standard Rules Document.**
- ✓ **Easements.**
- ✓ **Circle back to DOH to see if we can speed up connections to the last 17 members.**
- ✓ **Water Bill Collection Box Solution.**

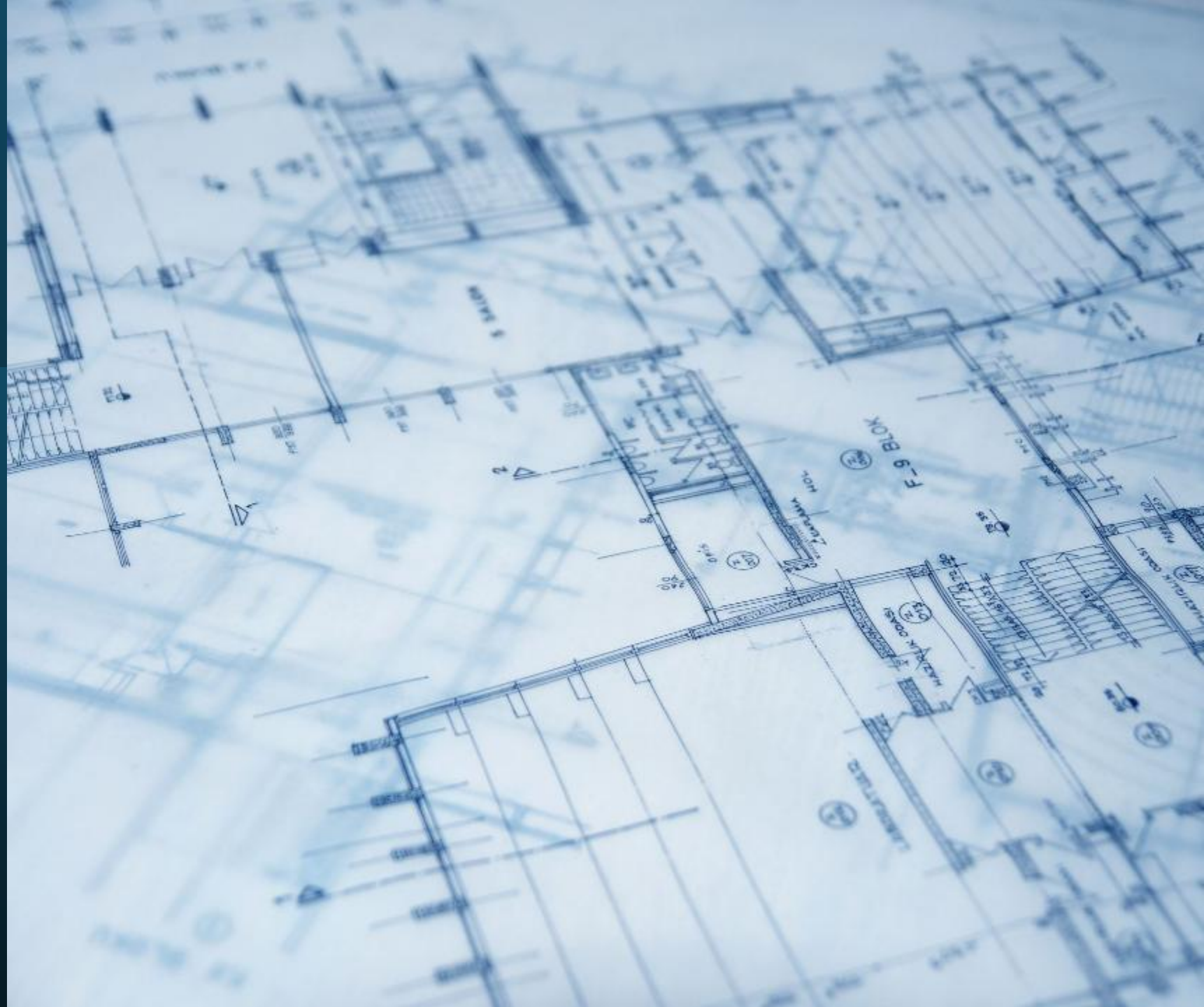
New Connections - Next Steps

- According to the DOH after we successfully repair well #1, and we have 12 consecutive months of negative coliform testing, we will be eligible to have 13 new parcel connections approved.
- Also, according to the DOH, after the installation of the approved SWSMP filtration system, we will be eligible to connect the 17 remaining parcels.
- To be eligible for a connection:
 - 1) The member accounts receivable must be less than 60 days whether developed or undeveloped. This is in accordance with Washington State equitable fees laws.
 - 2) The member must have a site plan. We are adopting CCR's from Cole Point Heights Association to define Cole Point Association required site plan guidelines (below).
 - 3) The Cole Point Associating Board of Directors encourages your further questions and input concerning who will be the first 13 members to connect.

4. All lots in this subdivision shall be used for residential purposes only. No structure shall be erected, altered, or placed on any lot other than one detached single family dwelling, with a floor area of not less than 1,000 square feet of living space, exclusive of porches and garages. No structure shall exceed two stories in height. Construction of all structures must conform with FHA specifications, or its equivalent. Prior to any construction the building plans must be approved by Harold O. Kooley. Prior to any clearing a site plan must be approved by Harold O. Kooley. No lots shall be subdivided. In the event of the disability of Harold O. Kooley, all building and site plans shall be approved by the Board of Trustees of Cole Point Heights Homeowners Association.

Water System

Planning
Engineering
Construction



Existing Water System



Existing System has served it useful life and pending retirement sooner than later. Refurbishing the system will save time, money, and improve our system.

Examples of these include (but not limited to):

- ✓ Replacement Parts - Hard to get/Not available
- ✓ Does not meet current standards
 - Confined Space
 - Electrical System (Current Code & Expansion Options)
- ✓ Pump Types & Efficiency



New Water System

COLE POINT ASSOCIATION
PERCE COUNTY WASHINGTON

2022 WATERLINE REPLACEMENT

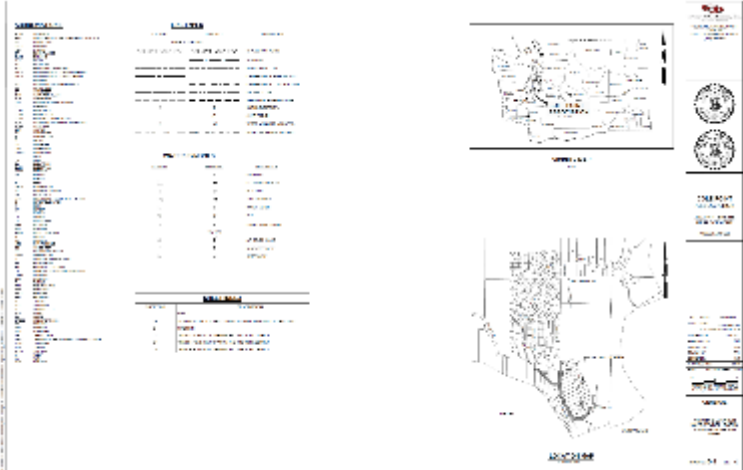

ASSOCIATION OFFICIALS

JOHN SAMTEL
PRESIDENT

CHARLES BRADSKI FOR PRESIDENT **LORA DAVIS** SECRETARY

MIKE GARVER TARRANT **KOKOA ANDERSON** TARRANT

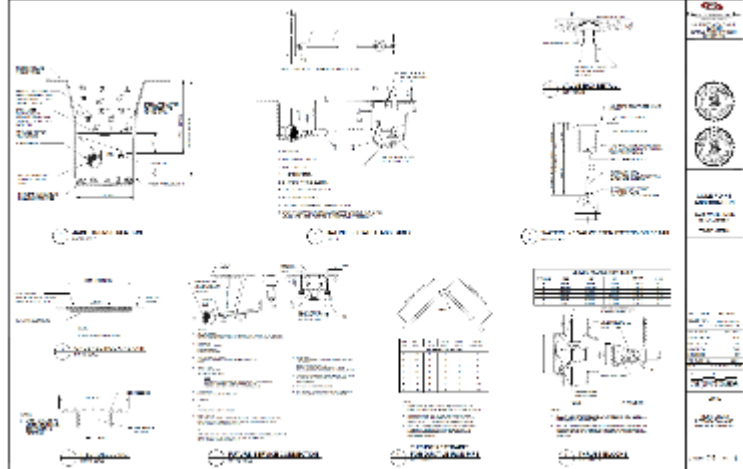
JULY 2022
DAC JOG #21555



Site plan showing waterline layout with various annotations and a legend.



Aerial photograph of the Cole Point Association area with waterline layout overlaid.

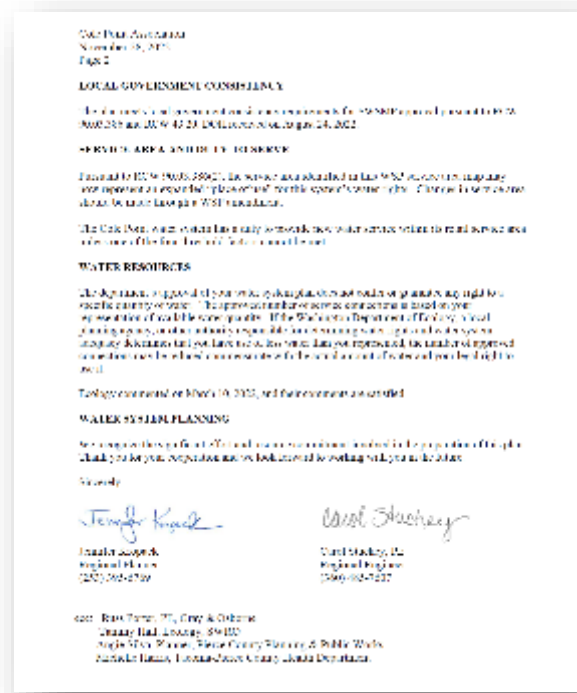
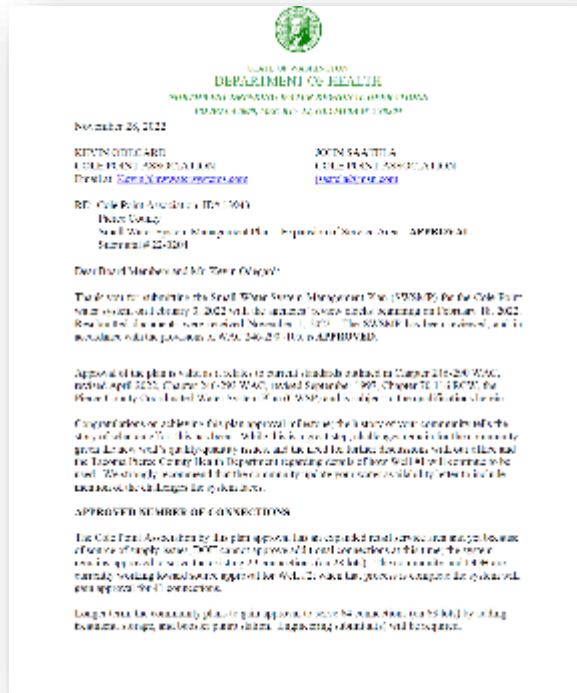


Detailed technical drawings and specifications for the waterline replacement project.

Engineered & DOH Permitted System



Small Water System Management Plan



- ✓ The Small Water System was approved November 2022
- ✓ This is a planning document for the complete buildout of the entire system and can be found on the documents page of colepointwater.org.



Watermain Distribution System



✓ Watermain Distribution System

- Awaiting New Main Flush
- Awaiting Engineer approval



Water System

Next Steps
&
Timing of New
Connections



Water System Next Steps

Well No. 1 Repairs



Corrugated Well Patches

Corrugated patches are specifically manufactured to match the diameter of the well-casing they are repairing.

Patch for a 12-Inch Well (internal diameter)

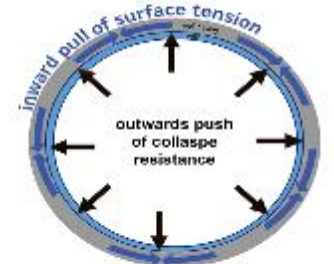


A 5-foot, 12-inch corrugated patch has a perimeter of 38.07 inches and a diameter of about 10.5 inches. When formed into a round shape its circumference is slightly larger than the inner diameter of the 12-inch well-casing it is designed to repair. The patch is secured using hydraulic-swage pressure to bond the two pipes together. For longer repairs patches may be overlapped or welded together.



Pressure Bonding

Also known as cold or hot lead working

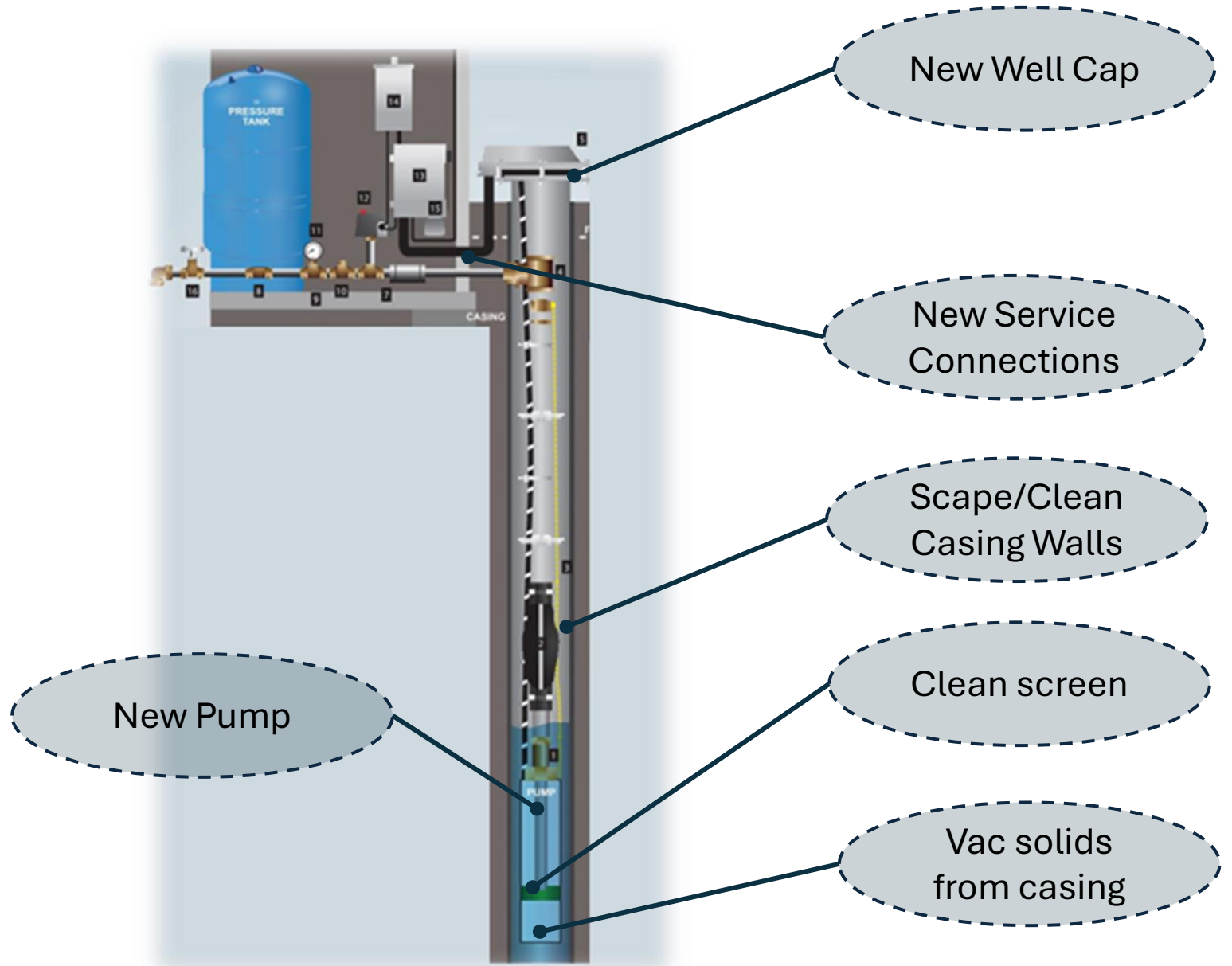


When two round metal surfaces of equal diameter are pressed together under sufficient pressure, their contact areas form an interlocking pressure bond that is as strong as welding the two surfaces together.

Swaging Method
has been approved by DOH

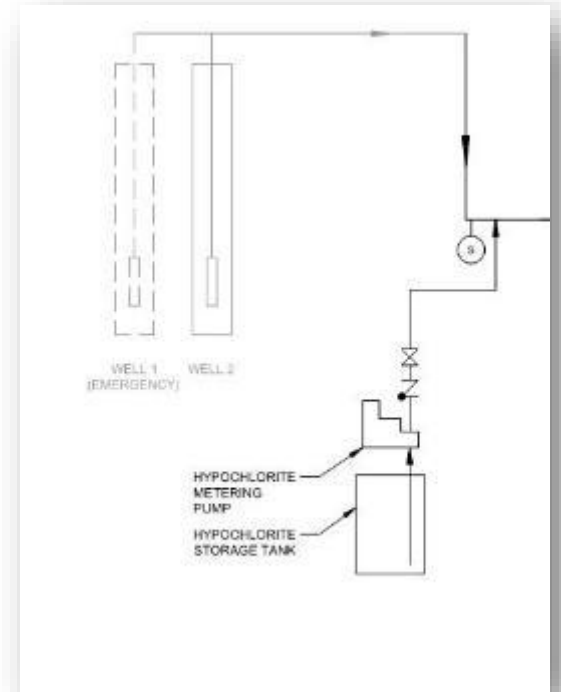
Water System

Upgrades to Well No. 1



Water System Next Steps

Pump System Upgrades



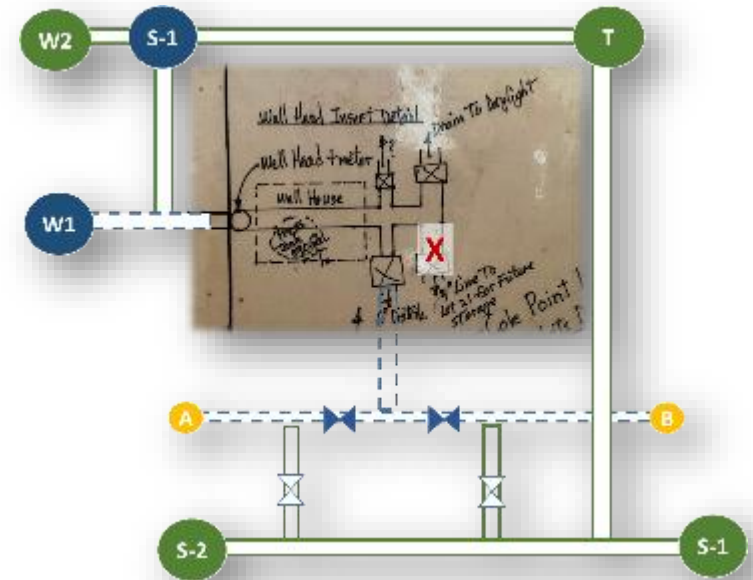
Steps to Complete:

- Flow Meters
- Pipe Manifold
- Valves

➤ Cost: Pending Design Plan from Gray & Osborne

Water System Next Steps

Interconnect Distribution Systems (Old to New)



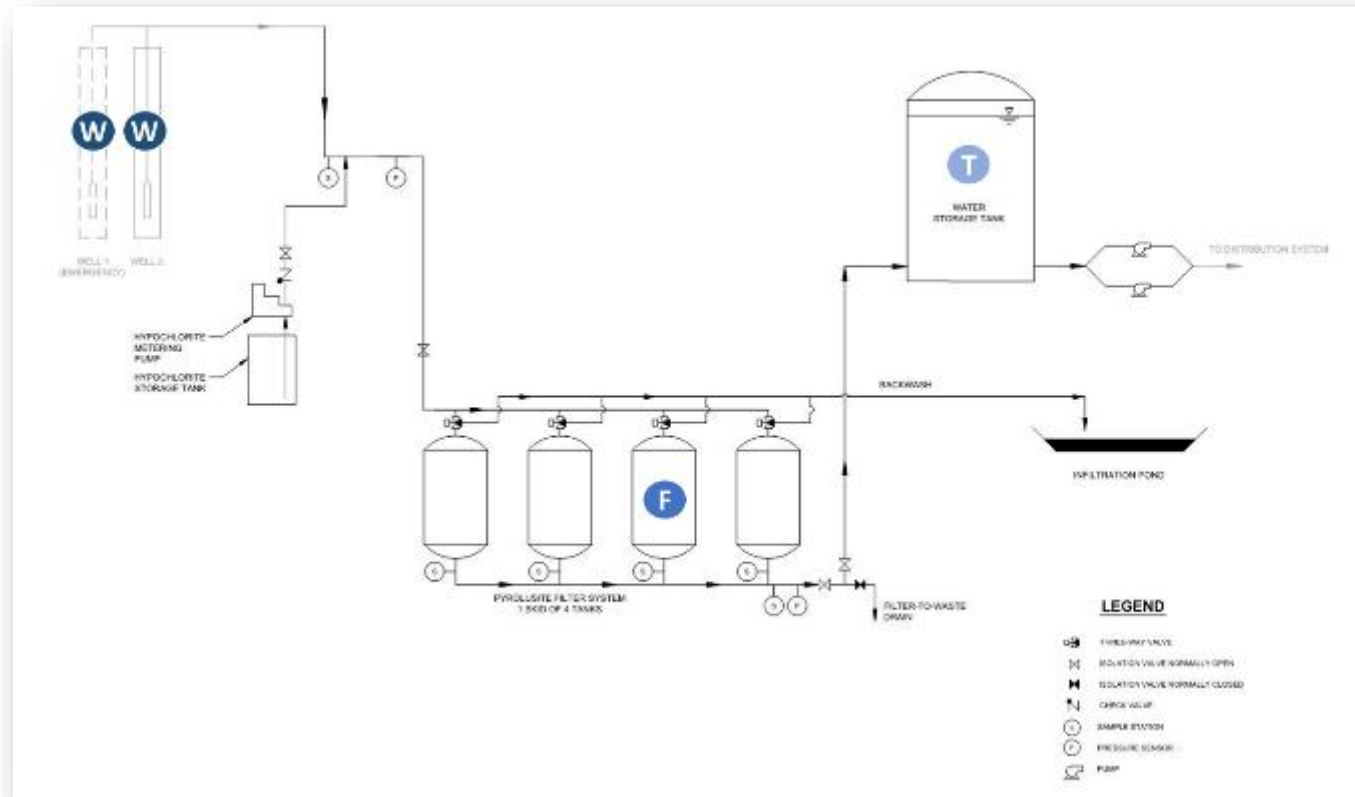
Steps to Complete:

- Final Design of Interconnect System
- Construction of Interconnect System
- Cost: Pending Design Plan from Gray & Osborne

First opportunity to use the new distribution system, after these steps are complete!

Water System Next Steps

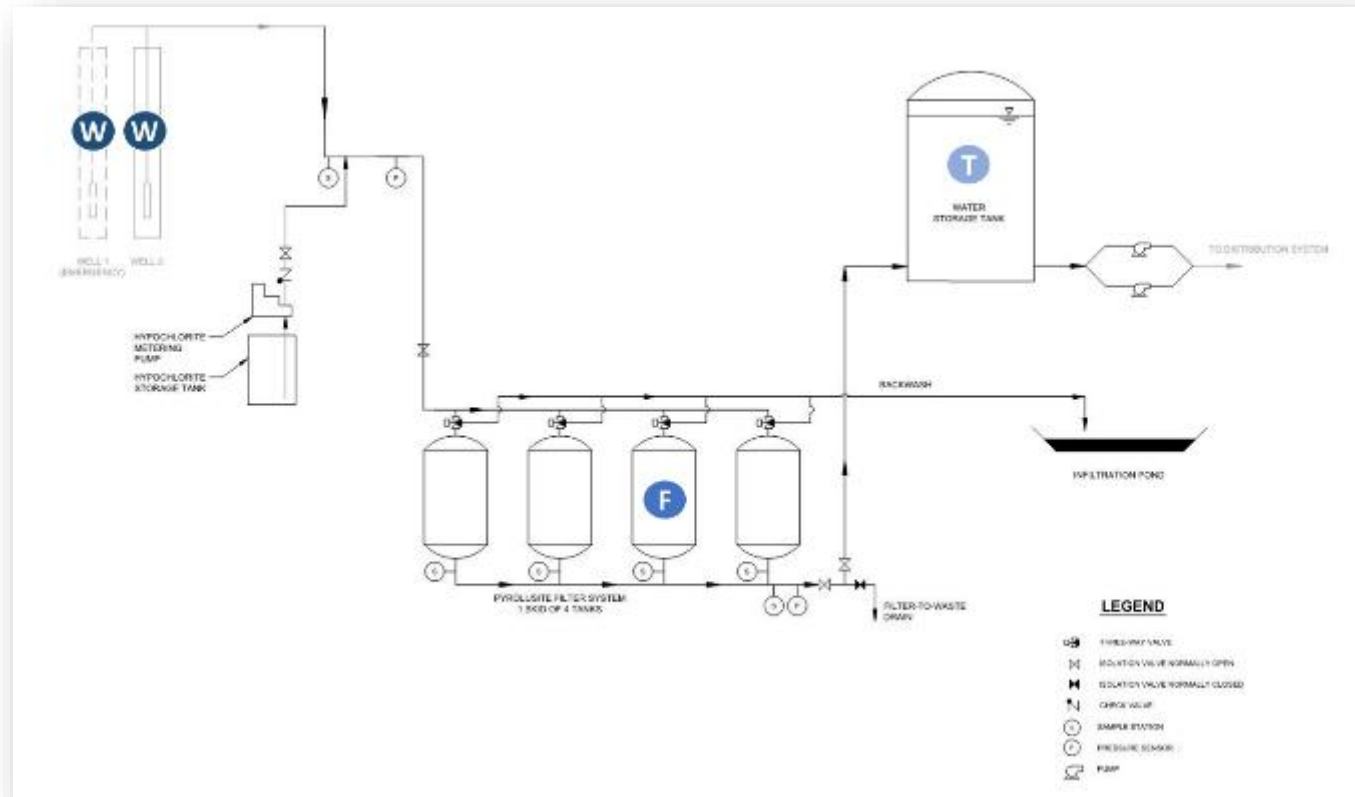
Filtration System



Steps to Complete:

- ❑ Final Design of Filtration System
- ❑ Construction of Approved Filtration System
- Cost: Pending Design Plan from Gray & Osborne

Water System Next Steps Storage Tank



Steps to Complete:

- ❑ Design of Storage Tank & Type
- ❑ Site Location & Size Requirements
- ❑ Construction of Approved Storage Tank

➤ Cost: Pending Design Plan from Gray & Osborne

Water System

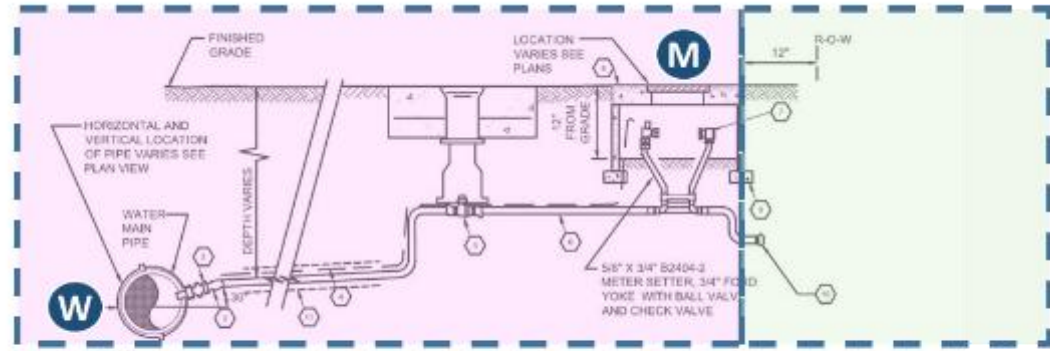
Policy
&
Fees



Shared Infrastructure

Private Service Lines

Service Connections



Cole Point Water System

Homeowners System

- W WATER DISTRIBUTION LINE
- M WATER METER
- COLE POINT ASSOCIATION
- HOMEOWNER'S PROPERTY



Service Connection Detail

- The Association shall be responsible for the maintenance, repair, and replacement of all **shared infrastructure**, including transmission mains and distribution lines, up to the point of delivery.
- The Resident shall be responsible for the repair and maintenance of the **private service line** extending from the output side of the meter to the building, including all internal plumbing and fixtures.

Note: Private Service Connection can only work when the wells are hooked up to the new infrastructure.



Road Improvement Plans



**Cole Point Dr.
&
Cole Point Heights Dr.**

**Needs today
Future Planning
Future Improvements**



Roadways

Needs/Planning



Community Ideas to List and Track:

- Front Entrance Enhancements
- Cross Culverts along Cole Point Drive
- Asphalt Paved Roadways

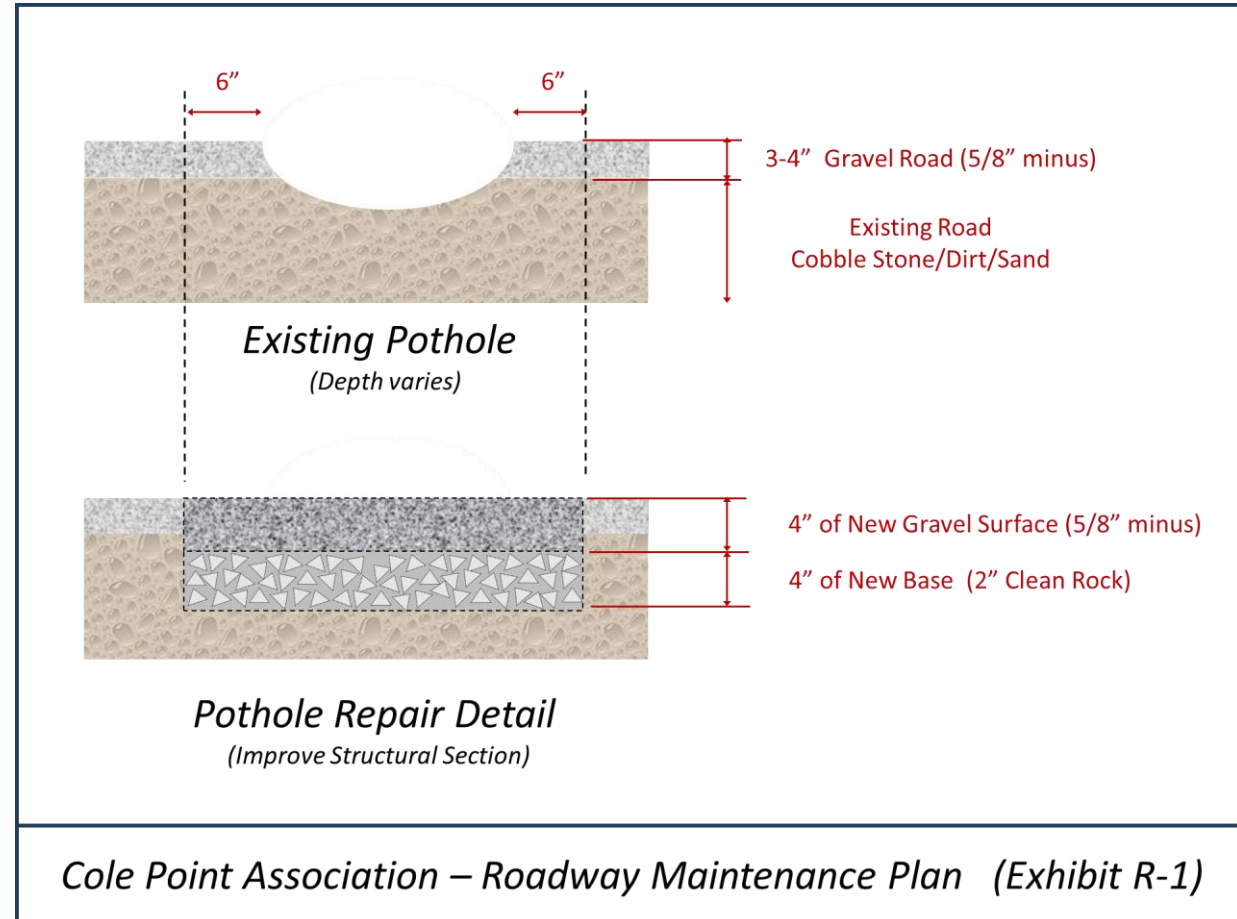
Roadways

Maintenance Plan Step No. 1



Step No. 1:

- ❑ The existing road is made up of a mix of Cobble Stone, Clay & Sand. Where potholes appear, the sections is heavier clay/sand mix than stone. This is the cause of the potholes.



- ❑ Repair existing roadway structural section, which has been determined to be the cause of the potholes.

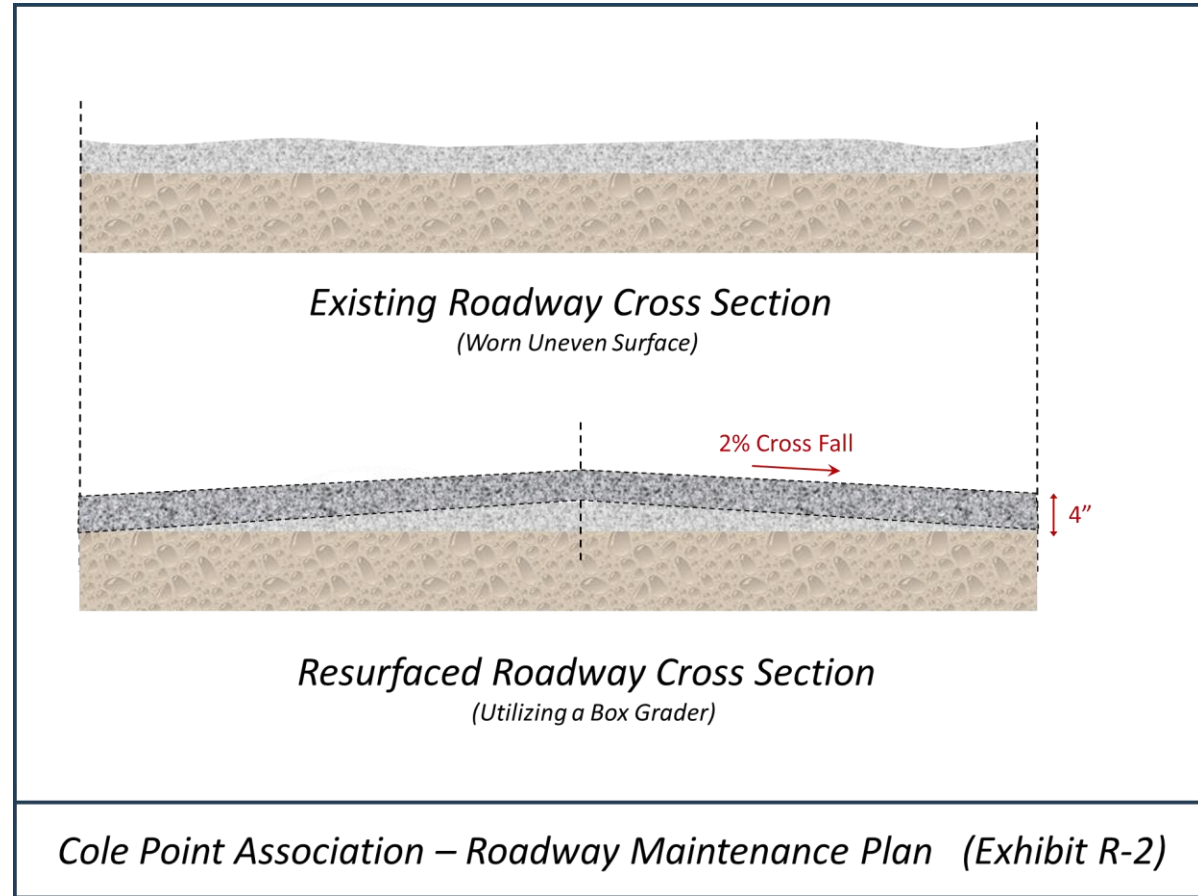
Roadways

Maintenance Plan Step No. 2



Step No. 2:

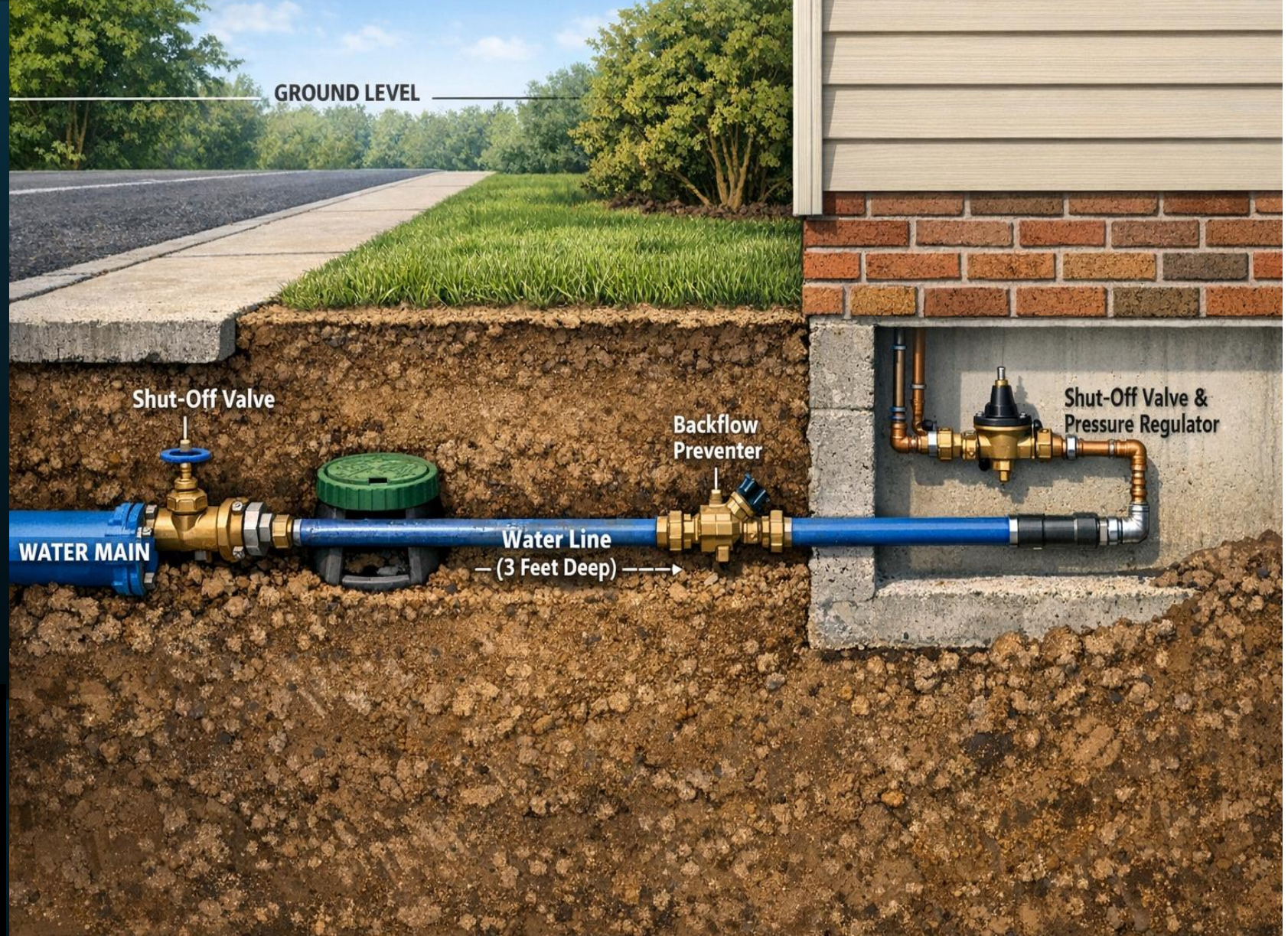
- ❑ The existing road is made up of a mix of Cobble Stone, Clay & Sand. Where potholes appear, the sections is heavier clay/sand mix than stone. This is the cause of the potholes.



- ❑ Repair existing roadway Cross Fall, which keeps roadway free of puddles (which cause the potholes).

John Saatela Residential lines

Residents will be informed shortly when to hook up and will have 30 days after notification. We are estimating residential connections to begin some time between June 1st to mid-June. We will keep you informed.



Note: This information is Provided from a member of the community doing research and is not a board action or responsibility.



I have a few comments before Questions and Answers.

- Bylaws -3.4.2 Successor Directors shall be elected by vote of the Members each year at the annual meeting of members, as their three-year terms expire.
- Just like in political elections.
- Input and suggestions will all be taken ***under advisement***
- Final decision is for the Board.

Questions and Answers



Closing Remarks & Adjournment

The Cole Point Association Annual Meeting will be held on September 12, 2026, 1:30 – 4:00