LAKE ROCKPORT ESTATES PROPERTY OWNERS' ASSOCIATION, INC.

Board of Trustees Monthly Meeting Minutes

Location: Limited in-person seating at Sea to Ski Property Management or Zoom

4376 Forestdale Drive, Unit 13- Park City, UT 84098

Date: January 14, 2026

Time: 6:30 p.m. to 8:00 p.m.

The meeting of the Lake Rockport Estates Property Owners Association Board of Trustees was called to order on January 14, 2026, at 6:04 p.m.
Eight board members were present: Paul Strater (President), Sarah Strater, Jeremy Boeckman, Wendee Aguilar, Candy Rust, Keith Batty, Skyler Kershner, and Greg Tafoya

Budget & Meeting Process

- Motion by Paul to approve the November and December meeting minutes. Wendee seconded. The Motion Passed by a majority, with Jeremy not in favor and Greg abstaining.
- 2026 Budget to be reworked with Treasurer
- Remaining questions to be addressed at the January 24, 2026, community meeting. Meeting later cancelled.
- Proxy voting is not permitted under the Bylaws.
- Some members were unable to comment due to technical issues.

Committees & Board

- Concerns were raised regarding the water committee's transparency and unauthorized data sharing.
- The board agreed to reorganize the water committee and correct the October 2025 minutes.
- A letter was presented and read to the Board by four Board Members and is attached to the January Meeting Minutes.
- Michael Algren will serve as chair of Mountain Ops. Keith Batty will serve as co-chair
- Motion by Jeremy to appoint Joe Stephenson-Simmons to the board as a replacement for a resigned member. The Motion passed by a majority, with Wendee and Candy not in favor.

Financial & Governance Review

- $155,000 budget error identified and acknowledged.
- Lightning Rockport agreement to be reviewed at the next meeting.
- Motion by Jeremy to rework the 2026 budget with Dolly in charge as Treasurer. Keith seconded. All approved.

Water Annexation & Well Studies

- Motion by Paul to proceed with Phase 2 of the water annexation study. Wendee seconded. All approved.
- Phase 1 results posted to the member portal.
- $30,000 well study tabled pending budget revision.
- Motion by Paul to move forward with the Weston water meter agreement and to finalize. Wendee seconded. Motion passed by majority with Jeremy abstaining.

Meeting Schedule Update

- Motion by Paul to move monthly board meetings to the third Tuesday of each month. Wendy seconded. Motion passed with Jeremy and Greg Not In Favor.
- New schedule begins February 17, 2026.

Document Management

- Sea to Ski to manage minutes and document requests.
- Website updates forthcoming.

Closed Session – For Board members only. Adjourned 8:36 pm

Next Meeting (Budget): Jan 24, 2026 Later cancelled

January 14, 2026

Fellow Board Members,

We are making a statement for the record.

Our purpose tonight is to identify specific governance and compliance concerns that place the Board of Trustees, collectively and individually, at risk under our governing documents and applicable Utah law, particularly with respect to financial governance, fiduciary oversight, and transparency.

Once a trustee is on notice of material compliance concerns, continued inaction increases risk to the Board and its members. For that reason, we are placing these matters into the record.

First, the adopted budget contains a known material error. After adoption, it was discovered that a spreadsheet error removed collection of the Association's required USDA annual mortgage payment, resulting in a shortfall of approximately $155,000. This is a fixed contractual obligation. Once identified, the Board was on notice that the adopted budget is inaccurate and insufficient to meet known obligations under Article VIII of the CC&Rs.

Second, we are concerned about the position that the budget cannot or should not be corrected after notice of a material error. The appropriate corrective action is to correct the budget and formally adopt a revised version before it is presented to the membership, so owners are not asked to rely on information the Board already knows to be inaccurate. Presenting a budget on January 24 that contains a known material error would compound risk.

Third, we are concerned about proposals to address the budget shortfall through redirection of purpose-designated funds, including reserve funds established through a reserve study and funds collected through a special assessment for a specific project. Under our governing documents and Utah law, funds collected for reserves or for a specific project are not general operating revenue. Redirecting such funds without appropriate process—by correcting and adopting a revised budget—raises compliance and fiduciary concerns.

Fourth, we are concerned about the systematic exclusion of the Treasurer from financial governance. The Treasurer has been excluded from effective coordination with both property management companies and from financial discussions affecting Association funds. This has had real consequences, including the missed opportunity to place Association funds in accounts earning 4% interest, rather than the 0.5% currently being earned, materially impacting returns on community funds. Excluding the Board's financial officer undermines internal controls and the Board's ability to exercise reasonable care.

Finally, we are concerned about public communications presented as official Association messaging that describe board decisions or financial outcomes that have not been discussed, voted on, or authorized by the Board. Under our governing documents and Utah law, the Board acts collectively through properly noticed meetings and recorded decisions. No individual trustee or officer has unilateral authority to speak for the Board.

We are placing these issues on the record so the Board is formally on notice, the minutes accurately reflect these concerns, and corrective action can be taken in a deliberate, lawful, and transparent manner.

Keith Batty, Trustee

Jeremy Boeckmann, Trustee

Gregory Tafoya, Trustee

Skyler Kershner, Trustee