

**LAKE ROCKPORT ESTATES
PROPERTY OWNERS ASSOCIATION, INC.
A NON-PROFIT CORPORATION
100 ROCKPORT BLVD, COALVILLE, UTAH 84017**

**Minutes of the 2022 Annual Meeting
Saturday, June 11, 2022
Wanship Fire Station, Wanship, Utah**

The annual meeting of the Lake Rockport Estates Property Owners Association was called to order on June 11, 2022, at 2:00 PM

Board Members Present: Nachi Fairbanks, President, Steve Sady, Treasurer, Alan Lindsley, and Greg Warner, Vice President.

See Annual Meeting Attendance Sheet for LRE members in attendance.

Announcements by Fire Warden, Bryce Boyer

00.00 Water will be released to the lower resevoir. There is no more water above to replenish it. Fields are already starting to dry out even though it's looking green right now. If it starts getting warm and hot with no rain the land will dry out very quickly. Keep grasses around homes cut down and short.

00.03 Fireworks: We are not in fire restrictions currently. The best guess is that we will not be under a restriction by the time of the 4th of July holiday, but there is still a significant fire risk. Please consider your neighbors, is it worth losing their home and cabin? If sparks can land where there is vegetation it is a very high risk.

Trash: What is the status of the 3-mile canyon landfill? Trash, household, refrigerator, stoves, tires. Henefer if it's construction waste or yard waste.

00.06 Fires: Anything other than an improved fire pit needs a burn permit issued to burn. Information can be found a <https://www.summitcounty.org/561/Fire-Warden>. Tumble weeds and other dry vegetation should be cleaned up regularly, look out for your neighbors. Strongly discourage burning on any individual lots.

New Well Project, Ted Mickelsen, Civil Water Engineer

Ted has been working with LRE water company for the last 20 years.

00.16 In 2020 there were problems with a reduced amount of water in the well, which was sooner than we anticipated.

The first thing we did was hire hydrogeologists to find areas on the mountain to put new wells. We needed this to begin the state processes of getting approved to drill a well.

The second aspect was getting funding to build a well. For our last loan, we used the Division of Drinking Water, and they require collateral for a loan. The water tank project that was funded by them a few years ago used up the collateral from our private water system that was available. There is

money out there to help fund private and public agencies, and we settled on a USDA Rural Development loan. They don't require collateral but you have to provide enough documentation that you can repay the loan. We went through a preliminary evaluation report. It took several months to get through the analysis and had to complete a financial analysis to go with that. We did a study on how much an increase in assessments would be needed to pay back the loan and we had to give them that guarantee.

Once the preliminary engineering was complete we then started on the environmental process. It required us to advertise publicly to give them a chance to comment on it along with sending consultation letters to various federal agencies to give them a chance to weigh in on what we are doing and got the well cited. We completed our environmental assessment about a month ago in May.

Once the environmental report and preliminary evaluation were complete and well was cited, we then went back to the application process with the funding agency and were able to submit that last week. By the sounds of it so far, it will likely be approved.

They will be our long-term loan holders. We will need a short-term loan for the construction part of the project, which the Rural Dev. Agency will buy once construction is complete. We are just now starting our paperwork process with the private bank.

Paperwork is finished and next week we will put out a well drilling bid and lock down the contractor's side of things.

00.25 What's next for the construction project is getting a contractor starting to drill the well in several months, as they are extremely booked out. Once the well drilling is going, a second contractor will be needed to build the well house.

To get to this point, it's taken about a year, with COVID in the middle of it. Because the funding is through a federal agency there are a lot of requirements, going as far as the hired contractors. There are certain requirements put on the project, for example, there is the American Iron and Steel Act, so you have to purchase steel from the United States and a certain percentage of materials must be from the United States.

Ted and Alan Answer Homeowner Questions

00.29 We will have a pump house around the well. We will pipe it to mid-mountain booster station so it can be sent up the reservoir at the top of the hill. At the same time, they will put the filler line in from the well and distribution there in anticipation of the water and join on the meters.

Once we have water up to the booster station, then we will be able to start issuing more meter sets.

00.33 We need to know that we have water first before we sell any additional meters. As soon as they hit the water and we get it hooked up to the booster system then we will start selling meters again. We will advertise through Facebook and the website and the following newsletter.

00.36 The mapping that we had done is just a best guess of where there is water, there is no way to be certain until we drill. We are currently estimating to drill 1,500 feet to get 100 gallons of water a minute.

We require 200 gallons a minute and are hoping to get 100 gallons per minute from this well project. The piping is so close to the surface and freezes. We've estimated how much it would cost to replace and bury the piping deeper. We are currently grandfathered in a lot of code and will also need to upgrade to compliance on a lot of things when we change the piping.

This well does not mean year-round water, this is to meet current demand. A new well will need to be done for year-round water. Long-term water is always a concern. We've talked with Mount Regional about getting the water that way, but there's an issue with them going through private property.

00.45 Homeowner asked what's the time frame on the well. Once we put the well in a few months to drill, and about 4-6 months to do the pump house. Ted says he used to be able to give a time frame on these projects but it's difficult to tell now, well drillers just pushed back a September project until February. Alan says projects also take longer on the mountain and he would be very surprised if by 2023 summer it would be getting started. Ted agreed material availability is variable as well. Nachi says on our last pipe distribution project, material availability is why it got pushed back. Alan says some of the pipes breaking this winter was due to the ground shifting.

00.49 Ted was Excused.

Board Items, by Nachi

00.50 There are three open board positions this year. The votes will be counted by someone not running for the board and the elected persons will be contacted in August. Volunteers are always wanted and encouraged. Feel free to contact board members to head up small projects.

Thank you to those who helped with the cleanup. It was a lot of work and made a huge dent. Once the vegetation dries out in a few weeks we will not be able to take a machine up there.

00.59 Minutes are provided in the packets. We are checking for accuracy, comments, or changes from homeowners who were invited. No comments were made. Nachi made a motion to approve the 2021 Meeting Minutes, Alan seconded the motion, majority motion carried. None opposed.

2022 Financial Review, by Nachi

01.01 As of April 30th. Most of our money is spent from June - October, so most of our spending hasn't happened yet.

Balance Sheet: Our reserve account needs to hold a certain amount of dollars for the loan requirements. Our operating account is where our well-project spending will take place. DDW is our loan of 407,00.00. We pay about 40K per year on our current loan.

01.05 Profit and Loss Statement. Most of our funds go towards water. We've had to pay out of pocket for the well testing and engineers for the well project.

01.08 The 8,600.00 expense was for 12 different companies to come out and work on the gate. The problem we are experiencing is that it's getting used too much and the battery dying. We've increased battery chargers, but it's just opening too much. The power comes from the light pole by the flag. When they installed the gate they ran too small of a power line to the gate. There's not enough steady amp line when it reaches the gate. We're installing two more batteries next week.

01.11 General Expenses and Income Sheet. Service Area 5 is for infrastructure improvements.

Budget V Actuals. We are looking at it mid-way through the year. Misc income is from the mailbox and small HOA fees. Roads were costly.

01.17 Nachi motioned to approve the financials, and a homeowner seconded the motion. The majority approved, and none opposed.

Mountain Matters, Road Update by Alan

01.19 They will be out next week to grade all the roads in the subdivision, but will not have magnesium chloride. In August they will be graded again and magnesium chloride will be applied on the main roads. When they are grading they bring in new material, soak and roll the roads. We plan on grading twice a year from now on. Please keep to the speed limits to protect the roads, it tends to be the contractors so please remind your workers. Stay below 20.

A homeowner asked to mag more roads. Alan says yes, it's just a steep cost. The homeowner said he would have to pay himself, Alan says it's an option so talk to him. They start reservations on Feb 1st so it's a hard booking.

Gate Update, By Alan

01:31 (and 01.08) Gate. 12 different companies to come out and work on the gate. The problem we are experiencing is that it's getting used too much and the battery dying. We've increased battery chargers, but it's just opening too much. The power comes from the light pole by the flag. When they installed the gate they ran too small of a power line to the gate. There's not enough steady amp line when it reaches the gate. We're installing two more batteries next week.

Remotes will not be available to purchase because the gate is not operating.

Open Questions, by Homeowners

01:34 Package Shed. There aren't more options available, and the current one is becoming worn and will need to be moved because of the wind hitting it at a bad angle. Its right next to BLM property so we are being cautious of those regulations. We do have some funding for it, and are planning for additional lighting and a camera system.

There is a corner turn on a road that has a big blind spot. The board will talk about it, it is dangerous for walkers and construction vehicles.

What about RV parking? It is an idea for the land we do own. If we could get a committee together for that the board would appreciate it.

01:42 Trails? The board likes the idea of informal trails, but a planning committee would need to take on the front load of work with obtaining the survey map from the board and laying out coordinates.

01:45 Homeowner would like board members to consider allowing board members by Zoom. The board would consider that, but it's was tricky with covid. It's also been difficult if one is on Zoom and the others are in person. There are large documents and architectural plans that are hard to upload and share virtually. A lot of a board member's job is done throughout the month and on the mountain, not all at the actual board meetings. Greg says that the board would be interested in investing in some

equipment to help with Zoom calls. Homeowners who want to participate can throw their hat in the ring, but cannot miss more than three consecutive meetings.

01:53 Can we get a different style of dumpster? That would be with the county, please make a phone call to encourage a change. It is an issue with trash blowing away and not making it all the way inside the bin. Please communicate with your contractors about charging a dump fee to take construction project trash off-site.

01:58 Is there someone that can pull people over for speeding? No, but the sheriff's department will show up for driving under the influence or reckless driving.

01:59 Are mailboxes being assigned? Yes, we need locks assigned and keys assigned first though. It could likely be 150.00 for each individual box.

02:01 Homeowner suggested that we need better road and home signage for emergency services.

02:04 Meeting adjourned.