

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

**MINUTES FOR THE MONTHLY BOARD MEETING
WEDNESDAY, MARCH 13, 2024
PARK CITY COMMUNITY CHURCH
PARK CITY, UTAH**

The meeting of the Lake Rockport Estates Property Owners Association Board of Trustees was called to order Wednesday, March 13, 2024 at 6:31 p.m.

Present: Nachi Fairbanks (President), Greg Warner (Vice President), Jeremy Boeckmann, Skyler Kershner, Sarah Strader, and Alan Lindsley were present. Steve Sady and Doug Barrus were excused.

[OPEN PORTION OF MEETING]

Minutes

MOTION: Nachi Fairbanks moved to approve February minutes. Skyler Kershner seconded the motion.

VOTE: The motion passed unanimously by all Board Members present.

Discussed other previous minutes getting caught up.

Action Items

Went over action items and updated log.

Financials & Budget

Nachi met with PMSI and fixed some missing information in accounts. Accounts are being reconciled. When PMSI is done, Nachi will verify it's accurate.

Discussed 2024 budget worksheet.

Planning to update contract with PMSI to exclude drafting meeting minutes.

After board members review the budget worksheet, the board will plan for a budget planning meeting.

Leins – 4 that can be released. Nachi will release them.

Sarah asked why PMSI is under LRE's insurance. Answer was that they required it. Sarah said the contract read that we are insuring them.

It was noted that there is an anomaly bill from Liberty Mutual, could be related to PMSI. Greg is going to look into the charge.

Board Assignments

Nachi noted that PMSI is still carrying some secretarial duties (e.g., records, non-compliance notices, etc.).

Sarah noted that Skyler needs to be added to the website, listed as a board member.

MOTION: Nachi moved to make Jeremy Boeckmann the board Secretary. Sarah Strader seconded the motion.

VOTE: The motion passed unanimously by all Board Members present, minus Jeremy Boeckmann who recused himself.

7:05 pm

Water

Winter water – Greg proposed that we compensate Alan to teach other board members how to operate the water system. Alan suggests that one or two people handle the winter water. After water is turned on, need to test once a month during "winter water". Testing needs to be done thru Summit County.

MOTION: Greg Warner moved to approve up to 10 hours at \$50 per hour plus mileage reimbursement. Jeremy Boeckmann seconded the motion.

VOTE: The motion passed unanimously by all Board Members present, minus Alan Lindsley who recused himself.

7:15 pm

Well #3 drilling has been completed, drilled down to 1492 ft, tested at ~21 gpm (constant rate test) over 24-hour period. Greg stated that buildout on the mountain would require on the order of 300 gpm.

Discussed a water management company. Aqua Environmental is the current only bid. Skyler has contact(s) for other potential option(s). Skyler stated that a contact stated that Aqua Environmental is a good reputable company.

Discussed invoices from water engineer (Jones & DeMille) and drilling company (Lang). The plan is to hold invoices until after the engineer provides a status report.

7:35

Architectural

Lot 153 (garage project) – previous submittal (2023) was well over the 3,500 sq ft footprint limit. A variance of 185 sf was granted for the eaves (June 2023). They've resubmitted new plans. Existing home 2,030 sq ft. New building ~1,600 sq ft. Total 3,630 sq ft. Setbacks are satisfactory. Overall structure is 21' 6" which is within building height limits; uphill and downhill heights are also within limits.

MOTION: Nachi Fairbanks moved to approve the lot 153 garage project. Skyler Kershner seconded the motion.

VOTE: The motion passed unanimously by all Board Members present.

7:40

Lot 269 (new house) – footprint ~1,900 sq ft. Setbacks are satisfactory. There is a discrepancy between drawings (listed existing grade elevation on uphill side). Nachi is communicating with the builder to clarify the discrepancy to check what the actual building height is designed for on the uphill side.

Committee Protocol

Discussed the workflow for the CC&R Committee. It was noted that an information/Q&A session regarding potential proposed changes to the CC&Rs is required per state code with the membership in the future. It was determined that the CCR committee will give the board 7 days to review questions. Also, why we are making the change.

RR Road Access Request

Kitty Berry has requested permanent road access through LRE to access a potential future property in the Rockport Ranches area. Nachi stated that LRE has had issues with easements across private properties in the past. A similar request has come up years ago – Nachi reviewed notes with Curtis. It seems that this permanent road access would require annexation of the lot into the LRE POA. Kitty discussed (via Zoom) that they would want to be able to have a well on the new property. Two main options appear to be to do annexation into LRE or use the Rockport Ranches roads.

8:10

Member Comments

Mike Bowles – asked about architectural review fees, asked about paying Alan for services
Wendee Aguilar – wanted to thank people for discussing issues last Sunday, open for further discussion.
Asked what the forum is for getting answers to questions.

8:23

[CLOSED PORTION OF MEETING]

[Redacted]

The meeting of the Lake Rockport Estate Property Owners Association adjourned at approximately 9:53 p.m.

Respectfully Submitted: Jeremy Boeckmann

Approved:
