

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

**MINUTES FOR THE MONTHLY BOARD MEETING
WEDNESDAY, MAY 8, 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, May 8, 2024 at 6:40 p.m.

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

[OPEN PORTION OF MEETING]

Call to Order & Roll Call

~6:40

Temporary Board Member Replacement for Doug

Last month discussed Johnny Wasden temporarily taking Doug Barrus's place on the board while he's on leave.

MOTION: Nachi moved to appoint Johnny to the board temporarily in Doug's place. Sarah seconded the motion.

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

~6:43

Architectural: Garage Project Lot 239/240; Final Inspection Lot 307

Nachi summarized: Lot 239/240: existing house, 2-acre lot, can build up to 4,000 sq ft, septic in place, overall height of structure 13 ft (no issues with height). New structure of 1,200 sq ft brings the overall square footage under 4,000 sq ft. Setbacks comply with requirements.

MOTION: Nachi moved to approve Lot 239/240 plans. Sarah seconded the motion.

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

Nachi summarized Lot 307: submitted for certificate of occupancy, Nachi and Skyler did final check walk-around. No issues found.

MOTION: Nachi moved to refund \$500 deposit for Lot 307. Sarah seconded the motion.

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

~6:47

Sarah's Letter

[Sarah read attached letter for record]

Greg discussed why he said he doesn't trust her. January 5th, Sarah was requested not to send a survey out (by the board majority) and Sarah send it out. January 30th, Sarah got an email from Dallin at PMSI where he stated that he did not feel comfortable dealing with Sarah as she had expressed her intent to work with PMSI around the rest of the board. Greg further pointed out that Sarah's reporting of the survey results regarding members wanting an audit were inaccurate.

Nachi pointed out that one constructive thing we need to do is define each board member's role and responsibilities.

~6:57

Minutes: April 2024 and 2023 Annual Meeting

No further comments from board members for April 2024 minutes.

MOTION: Nachi moved to approve April 2024 minutes. Jeremy seconded the motion.

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

Jeremy to post minutes to website.

Nachi discussed April 2023 Annual Meeting minutes. She noted that it was very difficult to compose the minutes because of a messy recording/transcription. Nachi will submit the minutes with minor corrections to the board for review/comment before submitting to the membership.

~7:02

Newsletter and Annual Meeting Date, Time, and Location

Bios due May 23rd, proxies due June 27th, annual meeting planned for June 29th at 10 am until 1 pm at the Ledges Event Center in Coalville (booked for 4 hours, need half hour on front and back for setup and clean up). PMSI can send newsletter out. Planning to send newsletter out May 29th (likely by PMSI). Bios should be sent to lakerockportestates@gmail.com.

Newsletter discussion possibilities

- Meeting date/time/place
- Mountain cleanup potential
- Appfolio information/instruction, payments
- Plan for financial audit, reserve analysis
- Handful of potential foreclosures, warning of moving to collections
- Aqua Environmental
- Minutes
- Well 3 summary and moving forward
- Winter recap
- Q&A
- Survey result summary from CCR Committee
- Trail
- Package shed
- Gate
- Mountain manager
- Winter water
- Board positions open
- Thank you to Alan and Steve

No cleanup/BBQ on that same day. John and Joe have expressed interest in hosting the cleanup (date TBD). Sarah Strader has offered up her home for BBQ (date TBD).

Jeremy to send out email to membership about annual meeting information.

~7:42

Water: Update on Options, Water Management Company, and Winter Water

Greg discussed that the option of pulling water out of Rockport Reservoir would need to be worked through with Weber Basin. He said that documents for engineering study would need to come from Jones & DeMille. Waiting to get a feel from the county to see what our chances of potential annexation into Mountain Regional before considering moving forward with engineering study.

Try to get report from J&D regarding well project results. Skyler/Jeremy to work with Jones & DeMille to discuss options and approach forward.

Nachi requested Greg/Jeremy/Skyler to make connection with Michael at Jones & DeMille and discuss the options to investigate and contact Andy to inquire with the county about feasibility of annexation with Mountain Regional.

Skyler: Andy is the general manager at Mountain Regional. Skyler contacted him for clarification about previously thought of needing 100% of lot owners to sign off on this. Skyler clarified that Utah Code 17D-1-2 will require this to go to public comment and if there are too many protests to the annexation, then they will not annex us. So, the sentiment is that it's recommended to see if all or most members are onboard for the annexation.

Nachi mentioned a 1,200 gpm well on or near Promontory and Bridge Hollow land property being real.

Skyler said two things need to happen next: Provide documents to engineering firm for study. Mountain Regional to have meeting with county council.

Water management company – Aqua Environmental (AE). Nachi stated that we recently got the contract in place with them. They visited on Monday 5/6/24 to learn more about the system. Nachi showed the infrastructure. AE will get back to us soon on when they can start helping turn the system on. Nach met with Alan who provided information on how to start up the system. Alan will try to be available to work with AE when they are starting up the system.

Backflow inspections will be done by 3rd party (not AE).

Winter water – we still have some time to do more fill-ups. Likely that our whole system will not be on by June 1st. Unsure how far into June is likely. We will notify membership as soon as we have a better estimate.

Jeremy to send out winter water email for remaining availability.

~8:16

Financials: 2024 Budget, 2023 Year End, and Monthly Approvals

Sarah stated that she will send out proposed budget worksheet to other board members for review/comment.

We want to have the budget established ASAP, perhaps with newsletter. By annual meeting at the latest.

All board members need to review March packet on Appfolio.

~8:28

Review Proposed Amendment from CC&R Committee and New Survey Questions

Sarah discussed the proposed amendment of LRE Articles of Incorporation.

Discussed Article VI proposed amendment.

~8:46

Board Assignments: Mountain Projects

- Mountain manager historical responsibilities
- Mailboxes
- Signage – winter weight, 4x4, fire danger
- Sprays weeds
- Provides weed killer
- Cut grass misc.
- Coordinate road grading and mag
- Burn pile
- Plow the lower parking lot and mailbox area
- Keep culverts clear
- Changes flag
- Gate codes, new devices
- Arrange miscellaneous contractors as needed
- Identify cleanup projects
- Handles backflow purchases and disbursements

Nachi thinks that things which deal with security or money should be handled by board members.

~8:59

Miscellaneous: Record Requests & Member Questions

Discussed two outstanding record requests to be addressed. Discussed the request regarding the Well #3 Project loan documents. Whether to post to website – not likely. Discussed minute redactions and moving forward.

~9:21

Open for Member Comments

Laura Koneshenko questions/answers:

- Are you changing CC&Rs without membership approval?
 - o All amendments must be sent out for membership vote.
- Are you redacting open session meeting minutes?
 - o No, just closed items.
- What if I can't get water to finish construction?
 - o If you don't have tanks, the POA cannot provide you water from winter water.
- What timeframe are you planning to investigate water supply options?
 - o No definitive timeline yet, very preliminary for now, will publish what we know in the newsletter.
- Are the board members aware of excavation of cliff on Sage lane by lot 264? If not, will there be an investigation?
 - o Submit a formal email request.

Rosemary Carol:

- Last year, Kevin Grogan asked Greg for insurance policy information. Kevin sent it to their insurance agent. Sent an email to Greg and asked if he's seen it.
 - o No, have not seen it.

Jana Cecil:

- I think POA rules are not being followed. There's a lot of frustration. It impacts the community. Concerned that mountain regional wasn't brought to the forefront as an option in the past.
 - o Comment received

~9:37

---Transition Open to Close---

[Jeremy Boeckmann left meeting]

[redacted]

[CLOSED PORTION OF MEETING]

The meeting of the Lake Rockport Estate Property Owners Association adjourned at approximately 9:55 p.m.

Submitted By: Jeremy Boeckmann

Attachments:

2024-05-08 Board Meeting Minutes_attch 1_Sarah Strader Letter.pdf

Sarah L. Strader
250 Crestview Dr.
Wanship, UT 84017

Board,

I am writing to you today to address the matter that arose during our recent board meeting on April 17th regarding comments made by Greg Warner regarding my communication and trustworthiness.

During the meeting, Greg was asked why he does not respond to my emails. He stated that he does not read them because does not trust me. I must express my disappointment and concern regarding such remarks as they are not only offensive but also unfounded. By him not responding to a board member's emails he is not serving the community, only himself.

As the Treasurer, it is my responsibility to ensure transparency and accountability in financial matters concerning the community. The specific document in question, which I requested, pertains to a loan agreement crucial to our financial obligation. It is imperative that all board members have access to such documents to fulfill their duties effectively. The decision to commit the membership to a significant financial obligation underscored the importance of transparency and shared information among the board.

I take my role as Treasurer seriously, understanding the fiduciary responsibility owe to our membership. Every board member shares this fiduciary responsibility, and it is essential that we uphold the highest standards of professionalism and integrity in fulfilling our responsibilities.

Greg's comments could be construed as a character assassination, and I believe it is important to address them. Therefore, I request that this letter be read aloud at the next board meeting and submitted into the official minutes. Transparency and open communication are fundamental to the success of our ability to function as a board and ultimately to our community. I believe that by acknowledging and addressing concerns openly we can move forward in a spirit of cooperation and mutual respect.

Thank you for your attention to this matter. I remain committed to working collaboratively with each of you to serve the best interests of our membership.

Sarah Strader