

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

**MINUTES FOR THE MONTHLY BOARD MEETING
WEDNESDAY, APRIL 17, 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, April 17, 2024 at 6:37 p.m.

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

[OPEN PORTION OF MEETING]

Call to Order

~6:37

Roll Call

~6:37

Architectural: Lots 305 and 269

Lot 305 submitted plans last fall and recently submitted a revision. Simple 2-story house with bump out garage, made house smaller and tucked garage under house more. 2403 square feet.

MOTION: Nachi moved to approve revised plans for lot 305. Sarah Strader seconded the motion.

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

Lot 269 had discrepancy between elevations on various drawings. Site plan was revised (ridge elevation 6911', natural grade 6886', <25' height, within guidelines.

MOTION: Nachi moved to approve revised plans for lot 269. Sarah Strader seconded the motion.

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

~6:41

Water: Well #3 Update/Options, Water Mgmt Co

Greg announces to leave position of drinking water manager. Board will need to figure out replacement.

Well #3 Project – Rural Development USDA said could explore deeper well or check with rural water Utah for well witcher. Scheduled Rural Water Utah well witcher to explore a new well location (near an existing ~1200 gpm well). Loan completed, signed April 14th. Discussed invoices (first draw on the loan) for drilling/engineering works.

Engineering company (J&D) is looking at 3 main options for future water supply:

1. Mountain Regional water supplier/wholesaler
2. Weber Basin Water District possibly allowing us to pump water out of lake
3. Drill more well(s)

Discussed details (e.g., pros/cons) of various options. Wells are risky, not sure about future performance. Drawing water out of lake would require treatment plant.

Mountain Regional is willing to be a wholesaler for awhile. Doing wholesale would put us lower on their priority list (e.g., if drought, could get supply cut off). They're more interested in taking LRE on through annexation. This would require 100% of LRE members to agree, LRE system to be brought up to their standards, and other requirements. Mountain Regional is requesting an engineering feasibility study (budgetary estimate \$70k for two options [wholesale vs annexation] by Bowen Collins [Mountain Regional's preferred engineering firm]).

Nachi stressed that we are obligated to provide water to the members. This would not necessarily be considered grounds for “a special assessment”.

If we found a new well, the USDA loan could likely be used for developing it; paperwork would be required. Greg is unsure if the loan could be used for building out infrastructure to get water from lake or Mountain Regional.

Bowen Collins is requesting LRE to produce certain documentation to facilitate an engineering feasibility study.

Could also explore Well 2 modifications to get it to produce more (recommended by USDA).

Sarah requests loan documents related to the Well #3 Project to be shared with the board. Greg states that he will have the new water manager provide it.

Discussed hiring a water management company. Greg talked with Hawk and got general pricing; they would want to come look at the system to provide detailed pricing.

Aqua Management ~\$75/hr
Hawk ~\$200/hr, 600/mo plus testing

Nachi voiced that she thinks Aqua Management is the way to go. Estimated 300 hours to get system up and running each year – estimate is based on Alan’s May 2023 invoice.

Discussed how to show Aqua Management the system, Skyler suggested Alan could potentially do it.

Nachi suggests that a single point of contact (one board member) be responsible liaison to work with water management company.

Nachi pointed out that we have multiple piping repairs required before turning the full system on.

Need to contact Aqua Management to move things forward. Need to assign a liaison.

MOTION: Sarah moved to hire Aqua Environmental. Nachi seconded the motion.

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

~7:20

Water: Winter Water Update

Skyler has been facilitating winter water. About 10 members have utilized the service so far. ~4 new members filled out form to access winter water. Logging back and forth has been successful to allow more people to fill in a smaller time window.

Nachi suggests to do one more email notification for winter water – tell availability. Jeremy/Skyler to send out notification.

~7:27

Issue: PMSI Limiting Service

PMSI is still financial bookkeeping, willing to facilitate communication via email if the board drafts it. They will no longer draft non-compliance letters or do anything for rule enforcement. They reported receiving emails including multiple lawsuit threats related to rule enforcement. Nachi wants them to continue sending emails (for things like non-compliance, records requests, etc.) since AppFolio logs them.

~7:33

Issue: Water System Breach

Incident March 9th, 2024 – letter from Alan Lindsley recounting multiple people trespassing the water infrastructure area.

- Doug, lot 188
- Matt, lot 203
- Paul, lot 202
- Greg, lot 239

~7:41

Doug's Leave of Absence

Doug has a medical circumstance and will be taking an indefinite leave of absence. Discussed the possibility of bringing someone on temporarily to help with his responsibilities (architectural committee, researching water rates).

Water Rates

Nachi noted that LRE's water services are underpriced. Costs to operate the system are significant and will be increasing due to various factors (e.g., water management company).

Paul Strader volunteered to help research water rates.

Doug's position extends to 2026. It was noted that Johnny Wasden (Lot 193) was the next person with highest votes on last year's ballot. Nachi will reach out to Johnny to see if he's interested in joining the board.

~7:55

Minutes: March 2024 and Past

March 2024 minutes need to be fixed to clarify that the lake-pulling method would require the treatment plant.

MOTION: Greg moved to approve the March 2024 minutes pending the above edit. Nachi seconded the motion.

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

Discussed June/July 2023 minutes. It was noted that the June (annual) meeting had a terrible transcript. Alan is looking for any other recording. PMSI will work on July.

Nachi noted that Carol did 9 months of minutes that could be posted soon (clarified and revised post-meeting: 8 months).

~8:06

Financials: 2024 Budget, 2023 YE, Monthly Approvals, Assessment Schedule, and Audit Update

Nachi discussed financials, stated that PMSI's system is now reflecting the bank accounts accurately to her knowledge.

Nachi noted that we lost ~\$400 due to a couple of missed water meter readings (can't charge new owners for previous owner's usage).

Nachi noted a discrepancy of \$576 between PMSI's system and Nachi's spreadsheet (using Quickbooks/other data) still to reconcile. Sarah will assist further. Cannot do 2023 year-end approval quite yet.

Sarah got two audit quotes, each \$15,000 (3-year forensic audit) – HEB, Davis Allen. Nachi noted that this would be a good time to do an audit since we've recently switched companies handling financials. Sarah noted that the auditor will also look at PMSI's practices and make recommendations for going forward. Sarah discussed the two quotes and it sounds like Davis Allen would be a more thorough audit for the price. Davis Allen will also do an HOA accounting training that is open to anyone who wants to attend (will be held with PMSI too). Davis Allen's quote was clarified to be 3-year forensic, cost range of \$9,000 - \$15,000. HEB's quote was clarified to be 2-year forensic (with the third year as a more quick/spot audit) for \$15,000.

Greg voiced concern about the significant expense (approximately \$45 per member) and suggested a potential poll be sent out to gauge approval. Sarah mentioned that

*MOTION: Sarah moved to hire Davis Allen for 3-year forensic audit. Nachi seconded the motion.
VOTE: Greg opposed. The motion passed by other Board Members present.*

Monthly approvals are on hold, pending AppFolio reviews by board members.

Greg stated that loan payments are coming out of the Wells Fargo account. Nachi would like to push all payments over to PMSI.

~9:22

Board Assignments: Mountain Projects

Mountain manager responsibilities:

- Mailboxes
- Burn pile
 - o Recommended to wait until next year to burn
- Road grading and mag water
- Weed spraying
- Grass cutting

~9:26

Board Openings, Newsletter & Annual Meeting Date

Annual meeting – cannot hold it at the Park City Community Church due to last year's overstay. Need to find a new meeting place, likely on a Saturday, perhaps Kimball Library. Want to target 60 days prior notice to solicit people's bios for running for the board. Shooting for June 22nd for annual meeting. June 29th is the backup date. Annual newsletter should go out at least 30 days prior to the annual meeting. 5 board positions will be open for vote.

~9:36

Misc.: Record Requests & Member Questions

Possibility to post Q&A as appendix to meeting minutes each month going forward.

~9:40

Open for Member Comments

Wendee Aguilar

1. Will cumulative voting be allowed in election process?
 - a. Nachi – yes
2. Copy of the Kimball invoice, pending records request
 - a. In the works, needs to go through Dallin.
3. How do I submit an invoice that the LRE owes for records request?
 - a. Nachi – put it together and submit to Sarah (treasurer)

Candace Rust

1. Winter weight restrictions – have they been lifted?
 - a. Nachi – most of the neighborhood yes (boulevard), south side of the neighborhood good. Valley View, past Aspen Circle, Hollow still no good. Typically, north-facing roads are still soft. Nachi will check on getting a propane delivery to Candace's property.

Mike Bowles

1. Seems like you've been trying harder to have better communication, commend.
2. Greg is not sharing loan document; you should get the document shared with others.

Robert Frattin

1. Want to get house foundation installed this year with ICFs. Ran into a snag last year on septic test, want to retest this summer.

L. Konashenko

1. What is minimum square footage for home?

- a. 1,000 sq ft minimum living space, maximum 3,500 sq ft footprint
 - i. Things like garages, greenhouses, etc. count against the maximum footprint.

Jeff Potter

- 1. Are the building requirements available for review?
 - a. Yes, you can find them on the website under the architectural section/page.

Rosemary Carol

- 1. What are the chances of a water witcher finding something and why didn't we use one in the beginning?
 - a. It's more of an oldschool method that wasn't recommended by previous consultant (Loughlin) who used different methods

James McKenna

- 1. Can we frack Well #3
 - a. Pending response from Jones & DeMille

Greg Tafoya

- 1. Can I get hydrant markers?
 - a. Nachi will follow up

~10:01

---Transition Open to Close---

[CLOSED PORTION OF MEETING]

[Redacted]

The meeting of the Lake Rockport Estate Property Owners Association adjourned at approximately 10:45 p.m.

Submitted By: Jeremy Boeckmann