

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

**MINUTES FOR THE MONTHLY BOARD MEETING
WEDNESDAY, JULY 10, 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, July 10, 2024 at 6:35 p.m.

Present: Nachi Fairbanks (President), Greg Warner (Vice President), Jeremy Boeckmann (Secretary), Skyler Kershner, Sarah Strader (Treasurer), Johnny Wasden, Wendee Aguilar, John Simmons were present. Candy Rust is absent, but attended a portion. Doug Barrus is on medical leave.

[OPEN PORTION OF MEETING]

Call to Order & Roll Call

~6:35

Architectural: Lot 264: New Construction

Robert Frattin's property. Plans submitted, survey conducted. Question with front setback. Site plan measures 56 ft from center of road setback to front of house. Portico (14 ft deep) not shown on plans would encroach into setbacks. House would need to be pushed back. Otherwise things check out. Detached garage is planned but not included in plans. 2240 sq ft of finished living space. Footprint is 1900 sq ft. Overall height is 24 ft high on downhill side, 18 ft on uphill. Nachi says we are not able to fully approve until they submit updated plans. Nachi will communicate appropriately with Robert.

~6:41

Water System & Water Supply Update

Water is up and running. All backflows have been inspected. Two meters did get locked out due to backflows. Have not discovered the leak up on Ridge Top (~3-4 gpm). Joe with Smooth Hollow Excavation is still working to get up here to investigate it. Nachi has not heard any siting from residents. AES has provided water meter readings for 2023 – Nachi and Sarah can get together and provide data to PMSI for invoicing. Skyler will also provide information regarding winter water for invoicing. Larry (AES) will be working to update a map for us regarding various information (e.g., meters, valves, etc.).

Jeremy recapped the RFP status with Jones & DeMille and Bowen Collins for a prefeasibility options study – sent out a couple of weeks ago, working through clarifications, may update the RFP for bids. Hoping to get bids in the next couple of weeks. J&D noted that they will need at least 4 months just to do the Water Master Plan.

Sarah contacted Kevin at USDA for amortization schedule for loan, asked them about getting year round water through Mountain Regional, asked about using Bowen Collins for engineering study, waiting for clarification/confirmation from him if we can use loan funds for scope other than explicitly Well #3.

Sarah to set up a meeting with Kevin.

Wendee stated that we should be more proactive looking for funding. Noted it's a 6+ month process to get funding. Jeremy noted we need a board member to lead the committee. Greg noted that they typically want to provide grants to public water companies and LRE is private.

Denise Holding (member) noted that we were not eligible before from 2010 census, but are for 2020 census. We should be eligible for USDA grants. 84017 average income is \$64,688, have to be 20% below state average, which we are. Most important thing to consider: 2022, enacted bipartisan infrastructure law which dedicated \$55B to water, this program ends in September 2026.

MOTION: Wendee moved to create a Water Committee led by Skyler. Jeremy seconded the motion.

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

Discussion resulted in establishing the Water Committee consisting of Skyler (leader), Jeremy, Denise Holding. Committee shall develop documentation to state the purpose and plans of the committee to present at the next meeting.

Skyler and committee members to formalize Water Committee documentation for next meeting.

Skyler noted that we had a meeting with Mountain Regional and they informed what data they want from us for the engineering study. We are working to provide it. Skyler talked with Wanship Cottages Water Company (neighborhood below the dam), not sure there's much promise in it, they have a failing well on east side of SR32. Owner of company, Grady Kohler, verified they have property on the west side of SR32 they are planning for a new well site. Skyler will continue discussions.

~7:12

Financials: June 2024, Invoices, Audit and Reserve Analysis. Creating other accounts for WSI & Insurance. Category headings.

Do not have June financials yet, will hold on reviewing/approving.

Nachi noted that we reviewed Lang's invoices last month but we did not initial the forms. PMSI will email out to the board for approval. These are the only outstanding invoices from the Well #3 project.

Nachi and Greg discussed auto-withdrawals for the USDA loan and noted that we need to get PMSI to set up auto withdrawals to come out of a different account. Nachi will have PMSI reach out to USDA to set that up.

Nachi noted a couple of loose ends with PMSI with regards to budget items/categories. E.g., water meter installations. Nachi and Sarah will handle this and may send to board for review.

Nachi noted that PMSI will be setting up a separate savings account for loan money transfer. Discussed the possibility of opening a high-interest account. John Simmons stated he can ask what Canyons does.

Audit – Nachi noted that the engagement letter we received was a very narrow scoped description of work that is not actually an "audit." Last month we discussed expanding the scope to examine income, stipulate not exceeding \$12k without approval. Discussed that we would like to get better chances at loans from this work. It was noted that there is no state law requiring us to get an audit.

Nachi asked Sarah if she's heard from the Reserve Analysis company. Sarah stated they are planning to start in August, but may be able to start in late July.

Sarah asked if we have removed Alan Lindsley as a signer for any bank accounts. Nachi said he is likely still on the Wells Fargo account and we need to get him removed.

Miscellaneous discussion around cameras in neighborhood. Nachi noted that a member volunteered to help with the cameras and other IT stuff. Skyler proposed that we may be able to handle mountain management activities with a committee.

John suggested that we have another meeting to brainstorm these new committees. John will organize it.

~7:45

Gate & Roads: Update

Skyler and James McKenna will try to work on the gate soon. Skyler will try to get the motherboard from Greg this weekend.

Mag water was applied today. They are not planning to go down dead end roads as they can't turn the trucks around. Skyler noted that parts of the boulevard were still washboarded even after grading.

Wendee asked if we are planning to add more road base in the future as many roads no longer have crown. Nachi said yes, but we will need to assess it next year after evaluating the budget. Discussed planning next

year's grading/mag on a weekend when we would have less traffic. Nachi noted that Tollgate is trying out a new product on their roads which could be an option for us to pursue in the future. John noted that Canyons tried out a new product on their golf cart paths that he would ask about.

~7:59

Committees: Update

Trails – Nachi reached out to State Farm to discuss insurance (John noted that Pinebrook uses State Farm). Nachi has not received a response. John will get the agent's number.

Discussed CC&R committee survey

~8:08

Misc.: Annual Meeting, Ballot for NS-32 Update and Cameras

NS-32 ballot deadline is July 15th. We have received 84 votes back in favor of amendment, we need 220 to get to 67% in favor. Need at least 136 more votes back. Nachi will check the directory to see who has not returned votes and see if they will complete their vote. We can also extend the voting period. Discussed potentially doing a digital vote (e.g., poll, survey). Nachi will inquire with Curtis.

~8:20

Open for Member Comments

Laura Konashenko lot 244

- I wrote a letter May 23 and I would like an official response.
 - o The board will provide an official response with regard to drainage issues.
- I just wrote a second letter (about neighbor's minimum square footage). Sarah, you said on July 23rd you would conclude the Articles of Incorporation changes – will you post to the membership?
 - o Sarah: It has to go to the board first, then to Curtis, then see about a membership vote.
 - o The board can discuss the architectural rule requiring 1,000 sq ft minimum for building.

James McKenna lot 84

- For next month, can we prepare to discuss shed, garbage, fence, etc. How can I fix it? Can we make wind break on side of dumpsters?
 - o Nachi: cannot get more dumpsters, but can meet with you to discuss things that you can help with. New shed will be getting moved. If we can get a different style of dumpster, it will help with the wind issue.

Heather Wasden

- I could reach out to Summit Land Conservancy to see if our trails could get dedicated to help with our insurance and publicly dedicate them for use. Similar to Promontory's Princess Di trail. Would be a public dedication for right of way for public to use the trail.

~8:41

Officer Appointments

Discussed Doug being absent and whether Section 3.2 of Article III applies with regards to a vacancy. Nachi recalled that we've discussed this with Curtis and we are not treating Doug's absence as a vacancy, but is a leave of absence. So we have been treating Johnny still as a temporary replacement for Doug. For the record it was decided to still re-appoint Johnny for the record.

Candy stated during the meeting that a leave of absence is the same as a vacancy, and is to be treated the same as a vacancy as per our bylaws.

MOTION: Jeremy moved to appoint Johnny to Doug's seat until the next annual meeting of the members.

Candy seconded the motion.

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

MOTION: Jeremy moved to appoint Nachi to President. Greg seconded the motion.

VOTE: Wendee opposed. Candy opposed. The motion passed by other Board Members present. Nachi abstained.

*MOTION: John moved to appoint Skyler to Vice President. Johnny seconded the motion.
VOTE: The motion passed unanimously by all Board Members present. Skyler abstained.*

*MOTION: Nachi moved to appoint Jeremy to Secretary. Wendee seconded the motion.
VOTE: The motion passed unanimously by all Board Members present. Jeremy abstained.*

*MOTION: Jeremy moved to appoint Sarah to Treasurer. Wendee seconded the motion.
VOTE: Greg opposed. The motion passed by other Board Members present. Sarah abstained.*

~9:05

---Transition Open to Close---

[CLOSED PORTION OF MEETING]

Non-Compliance

*MOTION: Nachi moved to fine lot 36 \$150. Jeremy seconded the motion.
VOTE: The motion passed by other Board Members present. Wendee opposed.*

The meeting of the Lake Rockport Estate Property Owners Association adjourned at approximately 10:53 p.m.

Submitted By: Jeremy Boeckmann

Attachments: