

**LAKE ROCKPORT ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
A NON-PROFIT CORPORATION**

**100 ROCKPORT BOULEVARD, COALVILLE, UTAH 84017  
MINUTES FOR THE MONTHLY BOARD MEETING  
SATURDAY, JUNE 21, 2025  
PARK CITY COMMUNITY CHURCH - PARK CITY, UTAH**

The meeting of the Lake Rockport Estates Property Owners Association Board of Trustees was called to order Saturday, June 21, 2025 at 11:00 a.m.

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**Call to Order & Roll Call**

Present from Board: Nachi Fairbanks, Skyler Kershner, Greg Warner, Wendee Aguilar, Candace Rust, Sarah Strader, and John Simmons. Jeremy and Johnny did not attend the annual meeting.

**AI Generated Summary**

**POA Board Annual Meeting Overview**

The board discussed the need for a quorum of 81 lot owners to conduct business and confirmed that the meeting would be recorded for those unable to attend in person. LRE emphasized the importance of completing the meeting by 1:30 PM to allow time for proxy voting and election counts, and requested members review the information packet that was sent out via email before the meeting ended.

**Quorum Count and Meeting Confirmation**

The meeting focused on counting attendees for a quorum. LRE led the count, first calling out in-person attendees and then those present on Zoom, ensuring all names and lot numbers were recorded. They confirmed a total of 79 attendees in person and on Zoom, plus 6 more via proxy, surpassing the required quorum of 81. The meeting proceeded once the quorum was confirmed.

**2024 Annual Meeting Minutes Review**

The board reviewed the 2024 annual meeting minutes and discussed several corrections and additions needed. They approved the minutes with the understanding that the corrections would be made and redistributed to members.

## **Financial Statement and Property Management Relations**

The financial statements for 2024 were presented, with LREBOT explaining some misclassifications and clarifying that certain expenses should be shown on the balance sheet rather than the income statement. The board also discussed the need to increase the transfer fee, which was incorrectly labeled as a reinvestment fee in the previous minutes.

The meeting focused on financial statement issues and property management company relations. LREBOT explained that while PMSI has made progress with income statement classifications, there are on-going concerns about balance sheet accuracy and the handling of loan payments. The board discussed the need for better communication with PMSI, with LREBOT offering to facilitate a meeting between the new board and management company in July. LREBOT also proposed forming a task force to review and implement necessary financial statement changes, with member (Dolly) offering to help review the balance sheet. The conversation ended with confirmation that while digital proxies were due by the 11th, only in-person proxies would be accepted at the current meeting.

## **2024 Budget and Assessment Review**

LREBOT presented the annual budget and explained the timing discrepancy between assessment income and calendar year reporting. Nachi noted that some 2024 assessments were received in November and December, affecting year-to-date financial reporting. LREBOT clarified that the \$65,000 SA5 funds were already allocated in the budget, primarily for water-related expenses, and a second road grading would require cutting other essential services. The board discussed potential alternatives for road maintenance but decided to focus on Mag Road grading due to budget constraints. LREBOT emphasized the need for a dedicated work session to review and finalize the balance sheet and assessment schedule, as current financial reporting discrepancies between PMSI and the board needed resolution. A Task Force will be formed, and final recommendations will be presented to LREBOT so we can move financials forward.

## **Rockport Estates Gate System Implementation**

The meeting focused on the implementation of a new gate system at Lake Rockport Estates, with LREBOT providing detailed instructions on how residents can register for access credentials and use the system. The gate will begin operating on or around July 7th, initially closing from 6 PM to 6 AM, with plans to adjust hours based on resident habits. LREBOT explained that each property owner receives one free tag, with additional tags costing \$15 and hang tags \$25, and discussed the optional My Door View app which provides enhanced features for \$36 annually. The system includes both

a PDK app for basic access and a My Door View app for more advanced functionality, with delivery companies being handled separately due to frequent driver changes.

### **Mountain Water System Planning Updates**

The board discussed water system updates, with LREBOT reporting that all mountain residents with water meters are now operational, though there were many backflow cleaning and repair needs due to improper winter coverage. Skyler provided an update on the mountain regional feasibility study, which is in its final phase with expected completion in 1-2 months, while two other feasibility studies remain pending board approval due to budget constraints. The board also discussed exploring a potential well drilling option in the lower mountain area as a cost-effective alternative to on-going feasibility studies, though LREBOT emphasized that connecting to Mountain Regional may ultimately be the most sustainable long-term solution.

### **Water Survey and Water Options**

The meeting focused on a discussion on a survey regarding water options for the community. LREBOT explained that the survey was set up to allow multiple selections, resulting in percentages exceeding 100%. Member presented the survey results, showing Mountain Regional as the top choice with 61% support. The group agreed to redo the survey, ensuring it is sent to all members and accounting for multiple votes per lot. Member emphasized the need for approximate cost estimates and timelines to inform decision-making. LREBOT mentioned on-going efforts to obtain cost data for different water options, with feasibility studies being a key factor with a lack of funding to do these studies.

### **Remote Vote Casting and Tabulation**

The meeting focused on the process of voting and vote counting for a group of candidates. Member cast his vote remotely through Zoom. The meeting participants discussed the logistics of verifying and tabulating votes, using two directories: one sorted by lot number and another alphabetically. They confirmed the tallies for each candidate and planned to finalize the process after reviewing all votes. 2 members volunteered to verify vote counts and reviewed any discrepancies.

### **Vote Counting**

LREBOT and 2 members counted and verified votes from proxies and ballots, ensuring each was properly tallied and assigned to the correct candidates. They identified and resolved discrepancies, such as incomplete or unclear information, and confirmed the total number of votes for each candidate. The team noted that some proxies had

multiple lots but were only counted for one, and they discussed the need to create a more detailed record of the process.

### **Lake Rockport Trustees Election Results**

The meeting focused on counting proxy votes for the Lake Rockport Estates Board of Trustees election. After reviewing and verifying the votes, LREBOT announced the results: Paul, Greg, and Keith were elected to the board. The tally sheets were collected, and the conversation ended with congratulations for the newly elected board members.