

**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 12, 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 Wednesday, April 09, 2025 at 6:38 p.m.

[OPEN PORTION OF MEETING]

Call to Order & Roll Call

Present: Nachi Fairbanks (President), Wendee Aguilar, Sarah Strader, John Simmons,
Remote: Johnny Wasden (Secretary), Greg Warner, Skyler Kershner (Vice President) Candace Rust,
Jeremy Boeckmann (Treasurer)
Excused (not present):
Members Present:
Special Attendee: Rita Trick

~6:39

Minutes Approval

Approval of February 2025 Minutes

Motion: Approve February 2025 Minutes- motion passed. Greg abstained.

Action: Johnny to get access to the website for upload of minutes.

~6:42

Financials

Discussion around getting the balance sheet aligned with PMSI books.

Nachi clarified current state of discrepancy between the Board's financials and PMSI's records.

Jeremy has been seeking recommendations for federal work and audits- to ensure we are not overpaying for services.

Action: Greg to follow up with sam.gov access for Jeremy.

Action: Balance sheet updated and remedied- and compare with PMSI to ensure the sheet is updated correctly.

~7:04

Water Committee

Skyler summarized last month's efforts. Kickoff meeting with Bowen Collins. The retainer has been signed.

Skyler indicated pending conversations regarding alternative project options.

Wanship Cottages option is more nuanced and there is little information on the well/water availability- no pump test data, etc.

Jeremy asked about the work on Hollow

Action: Skyler committed to working with Grady in the coming weeks.

~7:42

Operations Committee

John provided updates on the gate. John is meeting on Friday at 9am for a full debrief on work done on the gate. Working with Greg Tafoya to organize/implement access tools.

Nachi is meeting with AES tomorrow to coordinate a plan to turn water back on.

Discussion around getting bids for backflow inspections.

Installation of a test camera at the gate. Working on other camera location placement.

Action: John committed to getting bids for backflow inspections

~7:56

CC&R Committee

No update

~7:54

Architectural Committee

Lot 312 - Joel Peterson submitted an application to the architectural committee for variance for going over the 3,500 requirement by 200sqft shop. All Board members in favor- Greg abstained.

~7:59

Miscellaneous

Annual meeting- date of June 21st. 10am-4pm

ACTION: Nachi committed to looking for a location

Newsletter- Articles need to be turned in well before proxy is sent in.

Reminders to membership- feeding wildlife, picking up pet waste, garbage service, septic service

Reminder of how to submit ballots anonymously

Discuss voting protocol in next work session.

ACTION: Johnny and Nachi to put together Newsletter

ACTION: Review 34 questions document and get them to Johnny by Friday 4/11 by 5pm

MOTION: 34 question document will go out Friday. All in favor except Jeremy abstained. Motion passes.

~8:29

Membership Comments

Lezlye Zupkus, Lot 216 Asked if PMSI could come to a Board meeting. Things are being deleted- suggests that everyone know what their roles and responsibilities are so things aren't delayed. Multiple lot owner. Believes it should be a secret ballot - match the lot owner and how many voices they get. It is a Board responsibility to review minutes and contracts