

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

MINUTES FOR THE MONTHLY BOARD MEETING
WEDNESDAY, AUGUST 13, 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, August 13, 2025, at 6:00 p.m. Paul Strader, Sarah Strader, Candie Rust, Skyler Kershner, Greg Tafoya, and Keith Batty-Whitney were present. Wendee A. Aguilar and Jeremy Boeckman were absent.

Summary

The meeting began with a roll call and a President's Message delivered by Paul Strader, including a verbal vote confirming the board's agreement on "having a reliable source of year-round water for all residents, members, and owners of Lake Rockport Estates.". The board discussed approving the July minutes, but final approval was postponed pending additional edits to be completed via email vote. The Board approved the distribution of letters prepared by legal counsel... The board adopted PMSI's collections protocol for delinquent accounts of 475 and more. The Board approved preparation of a water meter relocation for lots 35 and 36 and reviewed certain Architectural Committee items, including approvals for lots 81, 128, 129, and 200.

Paul Strader was appointed Interim Treasurer until the end of the year, and the Board approved formation of an Accounting Task Force. The Operations Committee reported on gate and wildfire protection issues. The Water Committee reported on the Phase 1 Feasibility Study, DDW support, and upcoming multi-agency meetings. Funding opportunities and legislative contacts were reviewed.

The Property Management RFP status was updated. During Closed Session, compliance letters were assigned, financial follow-up items identified, email voting clarification discussed, and the Board voted to protest a well application for Lot 14. The meeting adjourned after completion of Closed Session.

Action Items

- [] Memorialize the vote for the lot 81 construction project.
- [] Issue a non-compliance letter to the owner for maintenance issues.
- [] Appoint Paul Strader as the interim treasurer until the end of the year.
- [] Provide the budget framework developed by Jeremy to Paul Strader.
- [] Issue non-compliance letters to members.
- [] Obtain the final version of the feasibility study from Bowen Collins and send it to Kevin Hacking at Mountain Regional Water.
- [] Follow up with Kevin Hacking on the audit requirements discussed with Jeremy Beckman.

Meeting Start and Roll Call

- Paul Strader initiates the meeting, and noted that some online attendees were still entering from the Zoom waiting room. He confirmed that cameras and microphones were functioning for remote participants.

- Roll call was conducted, Paul Strader, Sarah Strader, Candy Rust, Skyler Kershner, Greg Tafoya, and Keith Batty were all present in person. Wendee was absent, with Paul Strader acting as proxy. Jeremy was absent, with Keith Batty acting as proxy.
- Members: Corianne Firth was present in person, with Max Kloppel, Patrick Hill, Rosemary Carroll, Shandie McKenna, James McKenna, and Matt Schuler present online..

President's Message

Paul Strader read the following prepared statement and requested that it be included in the record:

"Good evening. I have a President's Message tonight, and I have allotted 10 minutes for it. I will be running a timer.

First, I want to go around the room and conduct a verbal vote. This is just between the Board. It is simply a yes or no question. Are the Board members present, either in the room or online, in favor of having a reliable source of year-round water for all residents, members, and owners of Lake Rockport Estates?

I will call each Board member by name. Please answer yes or no."

(All Board members present responded in the affirmative.)

"The purpose of this vote is that I have been communicating with Andy Garland at Mountain Regional Water Special Service District. We have been discussing how to get from point A—where we are now with our water system—to point B, which is having reliable, year-round water on the mountain. Andy asked me a question I could not answer: 'Is your Board in agreement on pursuing reliable year-round water?' I told him I did not know, so I committed to finding out. Thank you all for answering that question tonight.

Next, I want to talk briefly about committees—whether architectural, operations, compliance, or any others. We are all professional and capable people. Going forward, if you bring something to a meeting, be prepared to bring a recommendation. You do not need extensive data, but you should be ready to recommend a course of action, request a motion, ask for a second, and seek a vote. The purpose of this is not to shortcut anything, but to speed up how we get things done.

While walking the neighborhood during the election, I repeatedly heard that people avoid involvement because the Board is dysfunctional and nothing gets done at meetings. I agree that this has been a concern, and it needs to change. I ask that we stop sending essay-style emails that bully, dictate, or issue ultimatums. These 'keyboard cowboy' emails breed dissent and animosity between Board members. Stop with the ego-driven need to be right. These emails do not improve conditions on the mountain.

Ask yourself: If you spent as much time finding statutes, bullet points, and arguments for emails criticizing one another as you did doing something positive for the community, wouldn't that be better for all of us?

Please reconsider how we communicate. Communicate positively. Offer solutions. Don't send accusations. Don't cite law as a weapon. We are all human. We can make mistakes without violating Utah law so severely that anyone will be going to jail.

Also, stop with the non-constructive text messages. We can agree to disagree. In the end, we are neighbors. Be positive. Bring solutions, not controversy. Pick up the phone and talk to someone you disagree with.

These are suggestions, not demands. But I believe better communication practices will greatly improve conditions in our community. Members told me repeatedly that they do want a reliable source of year-round water, but they do not want a large, overburdening one-time assessment. I agree. We need to align the LRE community with Mountain Regional Water Special Service District as the reliable source of year-round water. The Board must be aligned with this concept as we move forward. In support of the Water Committee, we must educate ourselves and the membership about the process, the associated costs, and what reliable water will look like for individual members. At the end of this process, the membership will have the opportunity to vote on whether Mountain Regional will be our reliable year-round water provider."

Member Comments and Water Committee Discussion

- Paul Strader placed the Member Comment period at the beginning of the meeting to ensure community members could be heard before Board deliberations.
- Rosemary Carroll thanked Paul for prioritizing member comments and expressed support for pursuing a connection with Mountain Regional Water.
- Max Kloppel asked why Mountain Regional was being presented as the only reliable long-term option. Skyler Kerschner explained that the current well produces an average of approximately 35 gallons per minute, significantly below prior assumptions, making additional wells uncertain and likely inadequate.
- Paul and Skyler discuss the limitations of the current well and the financial impracticality of developing alternative water sources such as new wells or connecting to Wanship Cottages, based on cost and insufficient production capacity.

Consent Agenda and Approval of Minutes

- Paul Strader introduces the consent agenda, including the approval of July minutes and the member's letter.
- Sarah moved to approve the July minutes; Candy seconded. Before the vote was taken, the board agreed that remaining corrections must be made. Final approval will occur via email vote once the updated draft is circulated.
- The board unanimously approved the distribution of the Member letter and approved the Member easement document, both of which had been reviewed and finalized by attorney Curtis Kimball.
- Paul Strader moved to start the collection process using the PMSI method in the document provided to the board for any account that past due with a balance of \$475 and above. Candy seconded the motion. Jeremy dissented. Paul, Sarah, Candy, Wendee, Skyler, Greg and Keith voted in the affirmative. The motion passed.

Water Meter Location Issue and Architectural Committee Reports

- Discussion on the water meter location issue with a Member after which Sarah made a motion that LRE abandon the water meter that belongs to the owner of lot 34, located on Lot 36, and LRE to provide a new water meter at no cost ; the owner of lot 34 is to pay to connect it. Candy seconded the motion. Paul clarified that AES was to manage the connection. Sarah reconfirmed her motion. All board members voted in the affirmative and the motion passed unanimously.
- Architectural Committee reports, including approvals for lot 81 construction project, lot 128-129 driveway modification, and lot 200 garage build.

The board voted to approve Lot 81's build application by email on July 18, 2025, when Jeremy moved to approve lot 81 building application. Greg seconded, with all board members voting to approve. The motion passed.

Greg moved to approve the lot 128-129 driveway project. seconded by Keith, all board members voting to approve. The motion passed

Greg moved to close out the Lot 200 garage project and refund the \$2000 of their deposit. Skyler seconded, with all board members voting to approve. The motion passed.

- Non-compliance issues for two lots, with motions to issue warnings and non-compliance letters.

Greg motioned that letters be sent to two lots, seconded by Keith, all board members voting to approve. The motion passed

Financial and Mountain Operations Reports

- Paul Strader discusses the need for a new treasurer and the formation of a task force to address financial discrepancies.

Paul moved to let him be treasurer from now to the end of the year as Interim Treasurer, Candy seconded – Jeremy dissented, all other board members voting in the affirmative. The motion passed

- Paul Strader presented the scope of work for the task force, which includes reconciling accounts, setting aside restricted funds, and preparing journal entries.

Paul moved to approve the task force as presented in the scope of work. Candy seconded, all board members voting to approve. The motion passed

- Ops Committee provides updates on gate operations, including issues with hang tags and package delivery.
- Discussion on the community wildfire protection plan, including testing hydrants and coordinating with neighboring HOAs.

Water Committee Update and Future Plans

- Skyler Kershner provides an update on the feasibility study for Mountain Regional, reporting that the final Phase 1 Feasibility Study from Bowen Collins had been received and was undergoing final comment review by Mountain Regional.
- Discussion on the need for a formal letter to Mountain Regional to move on to phase two of the study.
- Emphasis on the importance of aligning with Mountain Regional for a reliable source of water.
- Greg Tafoya encourages community members to start preparing for the snow season, including marking and removing obstacles for snow equipment.

Audit Requirements and Meeting Schedules

- Paul Strader discusses the urgency of getting the audit completed by the end of the month, with a meeting scheduled on August 18th.
- Skyler Kerschner stated that Kevin Hacking could look into other firms that have provided similar services for similar communities if needed.
- Skyler also explained that Jeremy had some questions about the audit requirements, and that the Board would need to continue those conversations now that Jeremy is no longer the Treasurer.
- Paul Strader stated that he would need Kevin's phone number in order to follow up on the audit requirements.

Meeting with John Oldham and Follow-Up Steps

- Rosemary Carroll reported a meeting with John Oldham, to identify other communities that had successfully obtained grants or bonds for water-infrastructure projects.
- Denise and Rosemary shared their follow-up items with the Water Committee, including identifying funding pathways and upcoming deadlines.
- Rosemary emphasized the importance of connecting with representatives and government officials to move things forward.
- Rosemary stated that LRE needs maintain appropriate water-rates in order to qualify for state and federal grants or low-interest loans.

Meetings with Tierra Oxier and Jenna

- Sarah reported on meetings with Tierra Oxier and Jenna, both of whom were very enthusiastic and willing to help with reaching state-level decision-makers.
- It was noted that Wendee learned that Jenna went to high school with Senator Curtis's deputy state director, who was putting in a good word for LRE.
- Rosemary noted that LRE will need to compare water rates with neighboring communities in order to qualify for certain funding opportunities.
- Paul thanked the Water Committee and community participants for their continued efforts.

Meeting with DDW and Water Committee

- Skyler Kerschner reported on an upcoming meeting with DDW, stating that DDW has assigned LRE a dedicated engineer to support the community's long-term water-planning efforts.
- The meeting is scheduled for the 21st at 10 a.m. via Zoom.
- Skyler noted that Tierra Auxier set up a meeting with DDW, Mountain Regional, Promontory, and Summit County.
- Skyler emphasizes the importance of being prepared for the meeting to make the best use of the DDW engineer's time.

Property Management Company Bids

- Paul Strader provides an update on the property management company bids, stating that one bidder had withdrawn from consideration.
- Mindy Hughes at PMSI agreed to submit a bid in response to the RFP.
- Paul Strader noted that Sea to Ski and HOA Strategies remain active bidders, while another invitee had not responded.

The open portion adjourned and the Board entered closed session at 8:09 p.m.