

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 9, 2025  
PARK CITY COMMUNITY CHURCH  
PARK CITY, UTAH

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The meeting of the Lake Rockport Estates Property Owners Association Board of Trustees was called to order July 9, 2025, at ~6:38 p.m.

### **Meeting Setup and Initial Issues**

- Discussion about the need to disable the waiting room and mentions Jeremy joining virtually.
- Challenges experienced with Zoom settings and suggested sharing the agenda via email or screen share.
- Board member discussed conducts the beginning of the meeting as interim president and mentions needing co-hosts. Discussion of technical issues with muting and audio connections.
- Board member mentions monitoring the chat for questions and asks for volunteers to manage the waiting room.

### **Call to Order & Roll Call**

### **[OPEN PORTION OF MEETING]**

Present: Skyler Kershner (Interim President), Jeremy Boeckmann (Treasurer) [Virtual], Wendee Aguilar (Interim Secretary), Candy Rust, Keith Batty-Whitney, Paul Strader, Sarah Strader and Greg Tafoya, Owners from lot 81 (Robbie Asbell) were present.

### **Election of New Officers**

- Motion by Wendee to elect Paul as the next president, Keith seconded, the motion passed unanimously.
- Motion by Wendee for Skyler to continue as vice president, seconded by Greg. Skylar agrees to continue despite slow email responses. Motion passed unanimously.
- Motion by Skyler to elect Greg as secretary and Candy as assistant secretary, seconded by Paul. Motion passed unanimously.
- Jeremy elected to continue as treasurer with a unanimous vote.

### **Resignation of John Simmons**

- Announcement of the resignation letter from John Simmons, requesting it to be read into the record.
- Shared John Simmons' resignation letter, detailing his motivations and contributions to the community.
- John Simmons expresses gratitude for past board members efforts and highlights the need for a reliable water source. John Simmons mentions the rapid growth and increased wear and tear on roads and facilities. Also cited personal responsibilities and a recent family loss as reasons for his resignation.

### **Discussion on Filling John Simmons' Seat**

- Board member discussed suggests following a tradition of offering the seat to the next highest vote-getter from the previous elections.
- Another board member discussed this breaking tradition by suggesting appointing Kevin Grogan as legal representation and guidance.
- A Board member discussed points out the conflict of interest in Kevin Grogan serving both as a board member and legal representation.
- Debate held about the fairness of appointing someone who didn't receive votes versus following tradition.
- Wendee made a motion to offer the position to the Kevin Grogan, seconded by Candy and a 4-4 tie resulted.
- Jeremy Jeremiah made a motion to offer the position to the Joe Stevenson-Simmons, seconded by Skyler, a 4-4 tie resulted.
- The seat remains vacant.

### **Approval of Meeting Minutes**

- Wendee moves to approve the May and June board meeting minutes, with some members abstaining due to not being board members or not reviewing the minutes. The May and June minutes passed by majority with Paul, Keith and Greg abstaining due to being new to the board.
- The motion to approve the July 7 annual meeting minutes is tabled for the August monthly meeting.

### **Discussion on New Committees and Member Updates**

- Paul suggested forming a new accounting task force to sort through financial differences with PMSI.
- Wendee motions to form a financial task force with Dolly, Heather, Paul, and Jeremy to review financials and align account codes. Seconded by board member. The Motion Passed by majority, with Jeremy abstaining.

- Jeremy was and Nachi are invited to join the task force, and a written statement of work is proposed. (Not sure what this is. Nachi was not asked to be on the task force)

### **Architectural Committee Updates**

- Robbie Asbell (lot 81) presented his case because he had been waiting for 3 months for an answer, Robbie and Jeremy discussed issues with the architectural committee's communication and approval process.
- Jeremy agreed to review and provide feedback on the final drawings for Robbie's project by the end of the week.
- The board discusses the location of a water meter on lot 34 and the need for a letter of approval from the county.
- The board considers the possibility of moving the meter to lot 36 and using an easement to access lot 34.
- Robbie (lot 81) will update his plans so he can obtain a "WILL SERVE water letter from the POA.

### **Financial Updates and Budget Discussions**

- Jeremy reported on the June financial report, noting that the balance sheet will be discussed with PMSI on Friday.
- Board members discussed the need to cancel the credit card associated with recurring charges and the potential for reimbursement processes.
- Nachi (zoom) explained the use of the credit card for minor recurring charges and suggests board members use their personal cards for emergencies.
- The board agreed to cancel the credit card and handle recurring charges through ACH payments.

### **Closing Wells Fargo Bank Accounts**

- Paul proposed closing two Wells Fargo bank accounts that have minimal balances.
- Jeremy suggested assessing the need for the accounts before closing them, noting that they were initially created for specific purposes.
- Jeremy explained that the accounts were used for writing checks before switching to PMSI for payments.
- It was mentioned that Greg Warner was the last signer on the account and either a new signer needs to be added, or the accounts need to be closed.
- Jeremy discussed closing two Wells Fargo accounts, noting they had \$500 each, and the need for a new signer on the account. The board reviewed the USDA reimbursement status, and he noticed \$6,000 remaining against a \$24,000 road work budget.

## **Reimbursement and Budget Updates**

- Jeremy mentioned receiving reimbursement from USDA for a payment and notes that the total road work came out to be under budget.
- Discussion held on the need to save money from other categories to cover recurring monthly payments for gate work.
- Jeremy shared that a quote from Davies Allen was sent to USDA to qualify for an audit exemption.
- Sarah inquired about the status of the USDA extension or exemption request, and Jeremiah confirmed no response has been received.

## **Budget Planning and Committee Contributions**

- Paul offered help with the 2026 budget and suggested involving committee members to provide necessary numbers and estimates.
- Discussion held about the need to establish the scope and cost of services provided by the property management company.
- A board member emphasized the importance of watching the community's money and ensuring accurate budget projections.
- Another board member suggested creating a list of outstanding questions to be addressed in the August meeting.
- Wendee motioned to have a Budget work meeting mid-august specific to the 2026 budget, Candy seconded the motion, TBD later, motion tabled.

## **Communication and Decorum**

- Board member requested that communications be kept professional and relevant to the conversation, especially when involving property management.
- It was suggested discussing decorum and board rules to ensure proper communication and avoid badmouthing board members.
- Sarah emphasized the importance of having a budget established by November 1 and outlined the timeline for drafting and finalizing the budget.

## **Domain Renewal and Payment Protection**

- Greg T. emphasized the importance of protecting the domain name "lakerockportstates.com" to prevent it from being lost due to non-payment.
- Greg T. suggested checking the renewal dates and ensuring payment information is updated before canceling the card used for payments.
- Discussion held on whether ACH payments can be used for domain renewals, with a board member noting that some online services may not support ACH.

- Skyler clarified that the domain is hosted by DreamHost, not GoDaddy, and Greg T stressed the need to avoid losing the domain.
- It was determined that the current domain host (Dreamhost) does accept ACH.

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### **Water Committee Updates**

- Skyler provided an update on the feasibility study with Bowen Collins, noting the need for more accurate data on the production rate of well number two.
- Discussion on the use of SCADA data to gather more accurate production rates and the need for historical data from the SCADA vendor.
- It was mentioned the need to adjust the operation of the well pump to gather more consistent data.
- It was also highlighted the importance of finalizing the feasibility study and releasing it to the membership before the end of July.

### **Mountain Regional Commission and Water Treatment Plant Upgrades**

- Skyler mentioned the upcoming Mountain Regional Commission July 16<sup>th</sup> meeting and expressed a desire for board members to show support.
- It was discussed that the potential venue changed and mentioned the Signal Hill treatment plant in Promontory, which is being upgraded to serve the community.
- Another board member clarified that the bond for Mountain Regional would be spread over a 30-40year period, with payments made over time, similar to a water bill.
- It was emphasized that the bond payments are spread out and not a lump sum, addressing confusion from the annual meeting.

### **Political Support and Future Meetings**

- Wendee thanked Lezlye Zupkas for arranging meetings with state representatives Senator John Johnson and Representative Tiara Auxier.

- Both representatives are supportive and willing to help guide the community through the political process.
- It was mentioned the need for additional information from the community to provide to the representatives.
- The board member encouraged board members to attend a county meeting on July 16<sup>th</sup> to express support for the community's water needs.

### **Water Meter Exchange Proposal**

- A board member brought up a potential solution for water meter shortages, suggesting a dry lot owner might be interested in buying an extra meter from a wet lot owner who has multiple lots and extra meters.
- Another board members inquired if the exchange of ownership of water meters has been discussed before, to which a board member confirmed it had but only briefly.
- Keith raised concern about the feasibility of such a transaction and the potential impact on real estate values.
- It was proposed that drafting an agreement for the exchange of water meters, with the board receiving a copy of the agreement to maintain records.

### **Legal and Regulatory Considerations for Water Meter Transfers**

- Board member mentioned that the new lot owner would have to pay impact and installation fees for the meter.
- It was discussed the legal aspects of conveying water rights and the need for a method to show the conveyance of these rights.
- A board member suggested consulting with Curtis to ensure compliance with any hidden rules or regulations.
- It was emphasized the need for a written agreement to maintain records and ensure transparency.

### **Discussion on Water Meter Allocation and Prioritization**

- Candy suggested creating a list of people interested in buying water meters to prioritize allocations.
- It was proposed discussing the fair allocation of water meters in the water committee.
- A board member mentioned the need to know the number of people waiting for water meters to better understand the demand.
- The Ppresident Paul Strader assigned the water committee to create a list of interested parties and prioritize allocations.

## **Gate Communication and Tag Orders**

- Greg T provided an update on the new gate communication and the status of tag orders, mentioning that 82 tags have been ordered and 28 invoices have not been paid.
- It was discussed the need for testing the new gate system and the potential impact on school bus traffic.
- Greg T mentioned the need to give gate access codes to waste management dispatch, Utah Highway Patrol, Summit County Sheriffs, and confirm the emergency opening system.
- Greg T discussed the need for a volunteer to help with the website and the potential for a fire mitigation activity in the fall.

## **Security Cameras and Package Shed**

- Greg T discussed the need for security cameras at the gate and the package shed to address illegal dumping and other security concerns.
- Jeremy inquired about the need for a recurring fee for managing the security cameras and the potential impact on the budget.
- It was suggested including the cost of security cameras in the budget for next year.
- It was also discussed the need for a protocol for handling emergency calls at the gate and the potential use of a phone tree system.
- The need for a phone number at the gate touch pad was discussed.

## **Management Company Scope of Work**

- Paul mentioned the need to update the scope of work for management companies and plans to send it out for review.
- Another board member confirmed that three management companies are interested in responding to the RFP.
- It was suggested not including PMSI in the RFP due to their previous experience and the likelihood of them not being competitive.
- A board member agreed to send the RFP to three other management companies and to include a reasonable timeline for responses.

## **Email Communication and Board Access (Summary)**

- Board member emphasized the need for board members to be aware of all emails and suggests forwarding emails to the LRE bot email address.
- It was mentioned the need to update the Google Group settings to allow board members to send emails from the LREBOT email address.
- It was suggested replacing all email addresses on the website with the LREBOT email address for consistency.

- It was discussed the challenges of managing multiple email accounts and the need for a centralized system.
- Skyler updated on the feasibility study, emphasizing the need for accurate well production data and political support from state representatives. A budget working session was proposed for mid-August, and the importance of professional communication and timely budget establishment was highlighted.
- The board discussed the upcoming Mountain Regional Commission meeting and the Signal Hill treatment plant upgrade, noting partial community cost-sharing. Clarification was provided on bond payments, spread over 30-40 years.
- A potential water meter exchange was proposed, with concerns about legalities and real estate impacts. The board agreed to draft agreements for meter transfers.
- Gate communication issues were addressed, including the need for a new emergency contact number that will be at the gate entry touch pad. The status of tag orders and gate testing was updated, with 82 tags ordered and 28 unpaid invoices.
- Rockport Ranches and LRE need to update road access agreements, a group of board member will engage their contacts with Ranches to being discussion. Using the gate credential system will be required of Ranches members using LRE roads.
- The board also considered security camera installation and the need for a phone tree system for gate, and fire/ER emergencies.

## Action Items

- [ ] Review the domain name and hosting account renewals to ensure they are set up properly.(Greg)
- [ ] Upon approval by Architecture expedited email vote on Lot 81(Board)
- [ ] Provide the easement information and a recommendation for the water meter location for lot 34. (Keith)
- [ ] Reach out to Brandon regarding the HOA credit card and recurring charges.(Jeremy)
- [ ] Cancel the HOA credit card and transition recurring payments to ACH.(Jeremy)
- [ ] Assess the need for the two Wells Fargo bank accounts and determine if they should be closed.(Jeremy)
- [ ] Follow up with USDA regarding the audit exemption or extension. (Paul)
- [ ] Investigate options to automatically forward emails sent to the Lake Rockport Estates Gmail account to the LRE bot email group.(Candy)