

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

**MINUTES FOR THE MONTHLY BOARD MEETING
WEDNESDAY, JUNE 11, 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, June 11, 2025, at 7:10 p.m.

[OPEN PORTION OF MEETING]

Call to Order & Roll Call

Present: Nachi Fairbanks - (President), Skyler Kershner (Vice President), Jeremy Boeckmann - virtual (Treasurer), Wendee Aguilar, Candace Rust, virtual, Sarah Strader, and John Simmons, virtual, and Greg Warner, virtual attended the meeting. Johnny did not attend the meeting.

Members – Greg Tafoya attended in person. Member Virtual Attendance: Megan Connelly, Matt, James McKenna, Dolly Gorman, and Steve Fawcett.

Minutes Approval

MOTION: Skyler moved to approve April 2025 meeting minutes. Wendee 2nd. Jeremy Abstained – couldn't remember April meeting minutes at this time. Approved: Wendee, Skyler, Sarah, Greg. Not enough board members to move forward. Motion tabled for next meeting. April, May and June will be pending.

Financials -

Jeremy finally received April and May financial packets from PMSI today. No one had a chance to thoroughly review them. Jeremy feels balance sheet and accounts are ok but deposits, insurance and some other things are still not in the appropriate accounts. Nachi and Jeremy want to meet with PMSI first before we move financials forward. Some concerns about net operating income were brought forward and there are still discrepancies that exist. \$165,000 for dues came in 2024. Need to do a line-item adjustment so we can use money in 2025 and reflect current year. Road grading and maintenance came in \$2000 under budget. Due to insurance increases. exceed \$1200 this year. Loan payments are off because of amortization schedule from USDA has not been updated. Subscriptions exceed budget by \$100. Tax and License exceed \$300.

USDA loan audit – Jeremy tried to get quotes on conducting the USDA audit and only had a few responses. He hasn't been able to reach Sarah's contact at Davis Allen. **ACTION:** Sarah to send contact information to Jeremy for follow-up. Sarah indicated Government Accounting Practices were noted in scope. If you read the CFR's – they are compliant. We are running out of time. September 30th deadline. CFR focuses on general accounting standards. Jeremy feels based on the scope of work provided, it doesn't meet standards from Davies Allen. Jeremy has asked for extension from USDA and possible elimination of requirement all together based on costs for an audit. Jeremy feels it would be fiscally irresponsible to go through this audit process. Wendee stated she disagreed because when we took the money from USDA, we accepted their terms of the loan. Jeremy responded it's fiscally irresponsible because it's not in our budget.

Jeremy asked board to send him any 2026 budget requests and increases so he can start formulating the 2026 budget but stated if there is not a financial basis and something to establish a need, it would not be included in the budget. "If we don't get quotes, we cannot shift." Wendee disagreed with his assessment of what should and should not be accepted.

Assessment schedule...key items still to review in spreadsheet – Architectural oversight, resumption of services, etc. still needs to be reviewed. Any comments and input is appreciated. **ACTION:** Board to review and Jeremy to schedule a working session.

No financials to be approved right now.

Skyler – one thing to tack on, invoice from BC. They have exceeded our \$5000 retainer. We have \$877 excess right now. Recommends submitting draw from USDA.

Nachi was concerned about motion that was made in April 2024 because when we received the information from Davies Allen, stating it was more a narrow scope of work (procedural rule or agreed upon procedures) rather than a forensic audit. She is not comfortable with that motion being out there because so many members are asking why this hasn't occurred, but we really cannot afford to do the audit. Until we have good estimates on a forensic audit for 1 financial year rather than 3, Nachi wanted to rescind the motion. Jeremy was told by a CPA friend that we would have to do at least 2 years, many hours of our time to go through books, meetings, etc., and believes it would be a waste of time and board efforts. He also indicated the board was "naive and ignorant" at the time they voted and feels this should be rescinded as well. Skyler – when I voted on it, I remember the intent was to review the transition year to PMSI as well as USDA audit. It does make sense to restate the intent of the audit.

MOTION: Recind the previous motion for audit in April 2024 that was already approved. Jeremy 2nd the motion.

Skyler – Wanted to add language to be able to conduct an audit for PMSI transitional date at a future date as well as the USDA audit.

Favor – Nachi, Jeremy, Skyler.

Opposed – Wendee

Sarah stated she was ok with motion as presented, however, she said this issue has been lingering and it's a sore spot with our members and we owe them an audit. However, we can revisit and do it again. Sarah did state she wanted an audit, however, we don't have the money. Sarah wanted to add language to motion to include this audit will take place in 2026. Jeremy reminded everyone the CPA he talked to recommended against it and stated we had no poll data to reference. Sarah reminded him we did through a survey and the results were overwhelming.

Nachi reiterated she wanted to keep the motion simple to rescind previous motion. Board then can further discuss how they want to move forward.

Abstained - John

Wendee stated we didn't have enough board members to support the vote so it's been tabled and reminded them in Sarah couldn't get the modified language in the budget for 2026, she disagreed and was against the motion. Greg was finally able to respond and he was in favor of motion. **Motion tabled**

Financial Approvals - Nachi stated she knows this doesn't seem right but can we do a motion on the income statement only? Sarah indicated the income statement was not correct and the loan balances have not come down. Jeremy indicated the loan balance was accurate. Nachi stated a lot would not be able to reconcile until end of year because we pay storage tank 1 time per year. Board was encouraged to catch up on board packets from PMSI from April, May, and June for next meeting. Jeremy stated he was delayed because of "Wells Fargo" statement was never received and they never told him. He's provided that detail now. Wendee asked for a clean copy of Jeremy's of income statement. All his notes and graphics on his reports are unreadable because of the graphics. She asked for a copy without bubbles, balloons, colors, etc., and noted Jeremy's email was sent on May 15th but the income statement quotes May 31st and it was not accurate. Nachi – stated anyone could go into PMSI and run reports on their own. Wendee stated any document of record should be able to be read and have it be clear. Sarah reiterated the colors were hard to see the numbers and the graphics are too much. Please tone it down.

Water Committee –

RFP was developed and sent to board to review and provide feedback. RFP was specific to pump test. Skyler asked if a formal motion needs to be made to move forward. Nachi stated she didn't feel the board needed approval for an RFP. Jeremy asked what was the goal...to verify water source and well data. Skyler reiterated we need to have this

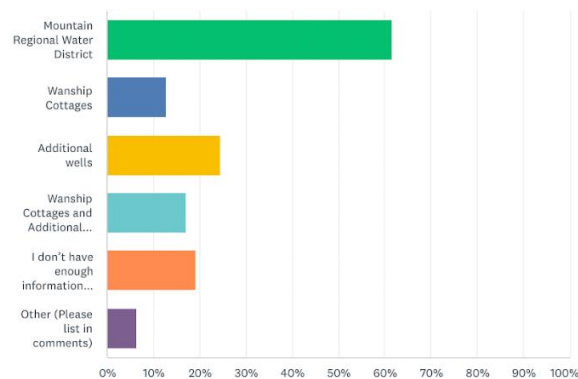
data so we can present to state to decrease from 800 gpd to 400 gpm. Recommendation to pull data from Scada System rather than conduct a pump test so we can see trended data. Skyler stated we could possibly release a few meters if DDW changes our classification.

Draft feasibility study is in hand. Not ready to be shared with membership at this time. A few mistakes have to be corrected.

Water committee needs to work on a plan for how to allocate meters if we can get classification with state changed. Many options have been discussed but nothing was decided so committee is not ready to present. More information will be presented later.

Nachi explained the history of water meters and explained we have a little over 130 meters that are in use, and we have several meetings that sit idle and stagnant on lots. When we do the sanitation survey, the state does consider that detail. They do not count that towards the 800 gpd. That is how we've been compliant with the state on meeting their expectations. May help us issuing meters because of those inactive meters. Skyler wanted to be clear by doing this, it will only release meters, it doesn't solve our water source issues. Greg explained in 2020, we ran out of water and there was only 3 feet of water in our storage tank on top. It makes him uncomfortable when we talk about issuing meters. Many factors include the height of the drought, COVID (all people were stuck at home), members got scared and filled up all their holding tanks at once and it drained the system. See 2020 Winter Newsletter.

Non-binding Water Survey – 95 responses with 143 votes. Sarah noted she specifically sent to every member who contacted her who claimed they did not have access.



ANSWER CHOICES	RESPONSES
Mountain Regional Water District	61.70% 58
Wanship Cottages	12.77% 12
Additional wells	24.47% 23
Wanship Cottages and Additional Wells	17.02% 16
I don't have enough information right now to make a decision	19.15% 18
Other (Please list in comments)	6.38% 6

Before we move on from water, Candy asked who actually monitors our usage at the state level? Who's monitoring this 800 gpd since 1972? Who came up with that language? Who monitors compliance? Nachi claimed it was a state default rule and said LRE has to file a usage report with the state year to year. Candy asked who specifically monitors and does the math with the state? Nachi claimed she doesn't believe anyone does that at the state level. Greg notified the board it went to the state – DDW and claimed it changes yearly. Candy asked if they have our data already? Nachi stated yes, they have historical data. Candy reiterated the state has the data, but no one is really checking and monitoring the data. Skyler stated he didn't know the answer to that question and reiterated self-reporting and conservation. Candy said we should be able to send them additional data and based on the information they have collected annually, couldn't someone at that level be able to monitor and make those changes. WC needs to meet with them and see what else they need. Nachi indicated it was requirement from LRE would have to present the data and move in that direction. Skyler indicated the WC is going to put that data together and present it to the state. Greg stated if we press them that much, they have to option to shut down our system. Candy stated

she disagreed and doubted they would deprive FT members of water. Larry from Aqua Environmental does submit an annual water meter usage report with the state. Due in March but we always ask for an extension because we don't actually read meters until June.

Nachi once again brought the April 2024 audit forward. She indicated Greg was not able to chime in and Candy also joined the meeting. Wendee mentioned the motion has been tabled. Nachi claimed that 4 board members were in favor and assuming Candy would oppose. She reiterated the motion was to simply rescind the motion that was made in April 2024. Wendee also reminded Nachi that Sarah wanted language added that clearly states we were going to conduct the audit in 2026. Make a clear motion and get a clear vote. Once again Nachi made a **MOTION** to rescind the April 2024 audit. Jeremy 2nd the motion. Favor: Greg, Skyler with stipulation that we do want an audit but will do it later, Nachi, Jeremy. Sarah wanted it to be made clear the audit would be included and conducted in the 2026 budget. That wasn't included so she voted No. Opposed: Wendee, Candy, Sarah. 4 to 3 again...John abstained. Jeremy stated we needed a board majority and we needed 5 votes. Again, the motion was tabled. Nachi then mentioned...we have a quorum for those present at the meeting. Jeremy stated we needed board majority because we've gone through this before. The motion was again tabled. Nachi agreed to move on.

Nachi suggested paying Sarah for Survey Monkey costs. Sarah didn't want reimbursement and said it was ok, it was her personal choice.

Mountain Operations –

Greg Tafoya stated gate is ready although the increase in costs were unforeseen. Had to lay additional conduit. Fire inspection occurred and the gate passed. PDK system has been sent to the board and members to sign up. Members will have 3 options: 1 free tag/sticker free per lot. Will be discussed further at annual meeting. My Door View is also an option. \$3.00 per month / \$36.00 per year to use app or use PDK for 1 time use. Difference between PDK and My Door View is allowed access that is only good 1 time. My Door View will give access to any visitors, contractors, service people, etc. **ACTION**: John is working to finalize communication to members and will send to board for feedback soon.

Community clean up – fire mitigation, signage, weed removal, painting, etc. We would like to continue occasional fire mitigation and would ask for help from the community. Widen roads is primary concern. Should have 30 to 50 ft. clearance on easements on both sides of the road. Dumping and speeding are still a concern. Slow down, be courteous. Road maintenance is very expensive and slowing down should be cultural norm. Greg asked for volunteers to contact him or the ops committee.

Signage on gate – Wendee indicated we needed signage on the gate that puts everyone on notice they are being recorded. Nachi indicated they had appropriate signage on the shed. Wendee reiterated it needs to be on gate to put people on notice when they drive into the community as some don't go to the shed. Jeremy stated we didn't have money for signage. **ACTION**: Wendee asked Greg to order the signage he felt he needed to eliminate the liability concerns, and Wendee would donate money and pay for it.

Privacy discussion on video for gate and access area. All privacy concerns have been presented and vetted by Brandon who monitors several communities throughout summit county.

CCR –

ACTION: Sarah stated she would get the updates to all board members soon. No updates since last time.

Architectural Reviews –

4 reviews: 1) #305 – Nachi reviewed the specs and building plans. **MOTION**: Nachi made motion to approve plans. Jeremy 2nd. All in favor. 2) #260 Sage – Nachi reviewed specs and all setbacks. Within guidelines. **MOTION**: Nachi motioned to approve plans. Skyler 2nd. All in favor. 3) #239 – Garage build. According to plans, clean, no mess. **MOTION**: Nachi motioned to refund \$2000 for finish. Skyler 2nd. All in favor. 4) #186 – received occupancy letter. Encroachment concerns are between members and the county. LRE has no involvement. **MOTION**: Nachi motioned to close out build and issue \$500 refund. Skyler 2nd. All in favor.

Wendee asked difference between garage and full build and the difference in refunds. Nachi clarified typically a garage has little overall impacts to LRE property, hence the larger refund.

Open Comments:

No comments from membership.

Nachi then stated she wasn't going to bring up the motion again but she did look up the law and it was a quorum of the board makes up the majority of those voting at board meetings. It's not board majority, it's a quorum. Wendee reminded everyone we had this discussion and we all agreed to board majority. Nachi interrupted and said it's in the law and also our CCRs. Wendee said we always go by board majority...that has been a consistent practice. Nachi stated Utah Non-Profit Association Act – section 16-6a-816 – quorum and voting and CCR section is 3.5 – Board of Trustees Voting Quorum. Wendee suggested we research this section more, give everyone the opportunity to read it and then discuss it again. Nachi stated she understood the motion was going to remain tabled.