

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

**MINUTES FOR THE MONTHLY BOARD MEETING
WEDNESDAY, MAY 14, 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, May 14, 2025 at 6:35 p.m.

[OPEN PORTION OF MEETING]

Call to Order & Roll Call

Present: Nachi Fairbanks (President), Wendee Aguilar, Sarah Strader, John Simmons, Skyler Kershner (Vice President) Candace Rust, Jeremy Boeckmann (Treasurer)

Remote: Johnny Wasden (Secretary), Greg Warner, Excused (not present):

Members Present:

Special Attendee:

~6:35

Minutes Approval

Approval of February 2025 Minutes

Motion: Nachi moved to Approve March 2025 Minutes- Wendee Second. motion passed.

Action: Johnny to incorporate comments and edits to April 2025 Minutes.

~6:38

Architectural Committee

Variance Request for Lot 305- Mortenson- property lies against UteLite property and extended expansion does not affect other LRE properties- square footage is greater than typical development space. No issue granting the variance- consensus is variance granted.

~6:42

Water Committee

Skyler summarized last month's efforts. Monthly check in with Bowen Collins - MountainRegional was in attendance. Topic was ensuring Bowen Collins was using the household totals of water consumption were in line with Mountain Regional's standard. Information was useful. Next call is Monday, May 19, 2025. The Committee learned that state baseline guidelines are 800 gallons per day is the minimum per household. However, if there is actual usage data, you can set the base value to the community's actual usage. This potentially lowers the volume requirement. Potential issues include not fully knowing what Well#2 production is, so we need to confirm what production values are. The well needs to be serviced and then perform a pump test.

Discussion around Wanship Cottages well option ensued.

Action: Skyler recommended getting proposals for modified amount of household consumption values for meter sales and adjust CCR language. Wendee committed to get Water rate

document, water source options, and calculator to be delivered to the membership- all marked with "DRAFT".

~7:17

Operations Committee

John provided updates from the last month. Meeting with the Fire Marshall next week to talk about emergency access. Fire Marshall wants 1 point of contact from LRE. Needs to run the wire to the control panels. John asked about funding availability. Jeremy believes the budget will cover but will confirm.

Wendee asked about camera access- camera may be down. Further discussion about how camera angle may be adjusted ensued.

The gate app discussed and further training will be provided once the activation link is distributed
Annual cleanup and BBQ discussion

Backflow inspections are happening next week

Road grading is happening in June

Extra \$700 to address low spot on oakview with additional material

Motion: Nachi moved to make Greg Tafoya the main point of contact for North Summit County Fire Marshal. Skyler Second. All in Favor. Motion Passes.

~7:38

Special Meeting/Special Assessment

Ballot counting- 25% 81 is required ¾ majority of quorum required to pass

50 Votes For

35 Votes Against

Newsletter

Discussion around ways to trim budget ensued.

Action: Email membership on May 15 through PMSI that lower budget was voted on and approved.

~8:22

CC&R Committee

One section; unsure what comments are for. Sarah will mark it and ask what are you thinking.

Committed to getting the updated CCR's out for review. Asked if Curtis wants it all at once or piecemealed.

~9:01

Financials

2025 Reserve Contribution due to SA not passing

The balance sheet needs to be updated. PMSI has not been responsive. It was suggested that we sit in on their meetings.. Audit quotes have been sent out.

Work Sessions

Schedule a date to review member's comments and questions around the assessment schedule and INVProcess. Nachi called for a work session to review and discuss. Invoicing process for non-annual assessments.

ACTION: Wendee committed to address the membership questions
~9:59

Miscellaneous

Nreletter - summary of special meeting, gate update,
3 bids on attorneys
Secret Ballot and Proxy shouting ensued.

ACTION: Candy Committed to looking into 3 bids for lawyers
~9:44

MOTION: Nachi motioned to eliminate the Mailbox lock change altogether and let residents know to contact the post office. Wendee seconds. All in favor. Motion passes.

Membership Comments

James Mckenna - LR2-84-AM: James asked when he should tell his neighbors to have their backflows fixed up and water on. Nachi responded that next week the backflows will be inspected.

~9:46