

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

MINUTES FOR THE MONTHLY BOARD MEETING
WEDNESDAY, SEPTEMBER 10, 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, September 10, 2025 at 6:00 p.m. All LREBOT present.

Meeting Opening and Roll Call

The meeting began with roll call, confirming the presence of board members and community guests. The host and recording setup were confirmed, and attendees on Zoom were identified by name and lot number.

President's Message and Community Recognition

The president expressed appreciation for board members and volunteers contributing to community efforts, including Troy Bowman for road specifications, Keith Beatty for non-compliance letters, Greg Tafoya for leadership on operations, and the Water Committee members for their work on water supply issues. Volunteers on the accounting task force and those reviewing property management proposals were also acknowledged. The president encouraged community involvement and noted openings for secretary and treasurer positions.

Proxy Voting and Meeting Procedures

The board clarified proxy voting requirements under the CC&Rs, emphasizing the need for written, directed proxies signed by the proxy giver and sent to credentialing committee. Past proxies were noted, and transparency in proxy handling was stressed.

Member Comments and Property Concerns

Members raised concerns about property maintenance and compliance issues:

- A community member reported ongoing problems with a neighbor's property, including garbage accumulation, unpermitted excavation covering 75% of land, improper runoff management, and lack of sanitation facilities. The neighbor has been living on-site for several years without proper sanitation, posing health risks.
- The board discussed the structural integrity of Sage Lane due to excavation near the road and the need for compliance enforcement.
- Another member highlighted a lot with a long-standing pile of logs considered an eyesore and fire hazard. Compliance letters have been issued for this and other non-compliance cases.

The board committed to addressing these issues through the Architectural Committee and issuing non-compliance letters, with possible involvement from county code enforcement and health departments.

Community members were informed about Summit County's Code Enforcement Department as a resource for neighbor disputes.

Approval of Meeting Minutes and Management Firm Selection

The minutes from the previous meeting were not approved due to delayed distribution. The board is working on hiring a full-time professional property management firm to handle administrative tasks, aiming for improved efficiency and record-keeping. Three bids were received and reviewed, with a clear preferred candidate to be interviewed soon. The goal is to have a new property management company in place by the end of the year.

Road Maintenance and Community Safety

The board is updating road maintenance contracts due to the retirement of the current provider. A community member with road construction experience volunteered to write specifications for bids. The Mountain Operations Committee is working on a wildfire protection plan, winter preparation, and expanding road marker programs. They also addressed gate maintenance, including cross braces and gate operation hours, balancing security with delivery access. Delivery companies are being provided codes to access the gate and package shed.

Water Committee Report

The Water Committee is developing a communication campaign to inform residents about water supply challenges. The community's sole well is insufficient to meet demand, necessitating plans to secure reliable, year-round water through Mountain Regional Water. Funding mechanisms are being explored to avoid large one-time assessments, favoring a pay-as-you-go approach. The Phase 1 water report has been completed and submitted to the USDA for funding approval of Phase 2, which involves infrastructure installation. The board voted unanimously to make the Phase 1 report available to the community.

CC&R Committee and Enforcement Issues

The CC&R Committee is reviewing feedback on term limits for board members and regulations regarding micro farms. The board discussed enforcement challenges, including abandoned vehicles, parking violations, and compliance with construction permits. Several properties have been identified for non-compliance, including failure to maintain dumpsters and portable toilets as required by county construction mitigation plans. The board plans to issue letters via certified mail and involve county authorities as needed.

Architectural Compliance and Property Disputes

A specific property owner, has been cited for unpermitted excavation, lack of progress on building permits, and improper sanitation. The board intends to pursue compliance letters and seek county assistance for enforcement. Another property with posts near the road raised concerns about snow plowing. The board agreed to research applicable codes and enforce rules fairly.

Board Membership and Administrative Matters

The board discussed filling vacancies due to members on medical leave or inactivity. Past precedents for appointing temporary board members with voting rights until the next annual meeting were reviewed. The need for clear legal guidance on appointments and voting was acknowledged.

The board also addressed administrative issues such as control of credit cards linked to domain and web hosting accounts, emphasizing the importance of invoice-based payments over issuing cards to members. The status of a board member's engagement was discussed, with plans to appoint replacements if necessary.

Internet Service Contract Discussion

The board reviewed the informal arrangement with an internet service provider (referred to as "King Mike") who uses mountaintop equipment to provide service to the community, including the water system. Concerns about the lack of a formal contract, liability, insurance, and payment for equipment use were raised. The board agreed to pursue a formal agreement to clarify responsibilities, fees, and insurance coverage to mitigate risks.

Meeting Closure

The meeting concluded with acknowledgment of a USDA loan payment and appreciation for an efficient meeting. Attendees were encouraged to stay involved in community affairs.