LAKE ROCKPORT ESTATES PROPERTY OWNERS' ASSOCIATION, INC.

Board of Trustees Monthly Meeting Minutes

Location: Virtual Meeting

Date: July 21, 2026

Time: 6:30 p.m. to 8:00 p.m. (MT)

The meeting of the Lake Rockport Estates Property Owners Association Board of Trustees was called to order on July 21, 2026, at 6:30 p.m.

Board members present included John Lindsley, Wendy Aguilar, Paul Strader, Denise Holding, Ben Erickson, and Lezlye Zupkus.

Officer Elections

- John Lindsley was elected President.
- Wendy Aguilar was elected Vice President.
- Paul Strader was elected Treasurer.
- Denise Holding was elected Secretary.

Water Committee Report

- The Board discussed the community water survey and the options of connecting to Mountain Regional versus developing community wells.
- Ben Erickson questioned why the current investigation focused primarily on Mountain Regional and why equivalent feasibility studies had not been completed for the well options.
- Skyler Kershner explained that the available engineering report is for Mountain Regional and that additional funding for well feasibility studies had not received sufficient Board support following the disappointing results from Well #3.
- The USDA has expressed concerns regarding the reliability of wells based on the Willowstick investigation, including target A1.
- The community survey is scheduled to close July 28. The Board will review the results and determine next steps, with a possible special meeting to discuss the water project.

Road Report

- Michael Algren reported on road maintenance, including grading, washout areas, drainage concerns, and delays with Blue Stakes ditch marking.
- The road grading contractor is scheduled to continue work twice monthly through October.
- The Board discussed pricing to repair the worst washout areas and resurfacing and regrading of troubled road sections.
- Approximately $65,000 in SA5 funds is currently allocated for roads in the 2026 budget.
- Michael Algren proposed developing a comprehensive one- to five-year road improvement and drainage plan, with particular attention to the boulevard area.

Service Contracts and RFPs

- Motion to require all future service contracts and RFPs to be posted on the LRE website so qualified community members have an opportunity to bid.
- The motion passed. Existing contracts are not affected by the new requirement.
- The Board discussed creating a centralized location to track contracts, contractor licenses, and insurance information.

Lightning Mike Internet / SCADA Services

- The Board discussed the need for a formal agreement with Lightning Mike for internet and SCADA services.
- John will lead development of the contract, including facility and property use, insurance requirements, responsibility for road damage, access, and applicable fees.

Board Communications

- The Board discussed creating a Facebook page for official Board communications. Concerns were raised regarding cost and control.
- The Board agreed to utilize the existing communication system where practical, including announcements that generate email notifications.
- The Board approved allowing Board-designated individuals to manage and post Board-approved messages.
- The Board discussed continuing to improve use of newsletters and the website Q&A process.

Meeting Minutes and Other Board Business

- The Board approved the May and June meeting notes.
- The Board formally memorialized prior approval of a septic system for Lot 14 for RV use only.
- The Board discussed the need to update outdated CC&Rs, some of which date to the 1970s and contain provisions that no longer reflect current community practices.
- The Board discussed the process used to fill a vacant Board seat and the related legal guidance received from counsel.
- Questions regarding fixed assets on the financial statements were discussed. The accounting treatment will be reviewed with the auditors.

Trailer Storage Rules

- The Board discussed enforcement of trailer storage requirements.
- Motion to forgive 2025 trailer violation fines, totaling approximately $3,600, and enforce future compliance.
- The Board proposed requiring trailers to be removed by March 31 each year, with notices beginning in October
- The Board will review prior legal opinions regarding the Association's authority to physically remove trailers or abandoned property before taking further action.

Proxy Form

- The Board discussed the proxy process for future Annual Meetings.
- John will review the draft proxy form and provide comments by mid-August.

Future Board Meeting Schedule

- Motion approved to change future regular Board meetings to 6:00 p.m. on the third Tuesday of each month, with a virtual meeting option.

Action Items

- Ben – Review the USDA email regarding Willowstick data and water options.
- John – Lead the Lightning Mike contract and review the proxy form.
- Michael – Obtain pricing for washout repairs, coordinate resurfacing/regrading, and follow up on Blue Stakes and ditch marking.
- Skyler – Review the water project timeline and next steps after survey results are received.
- Board – Post future RFPs on the LRE website; establish a centralized contract file; review water project options after the survey; and continue discussion of CC&R updates.

Closed Session – For Board members only. Adjourned at 8:24 p.m.