

DRAFT LAKE ROCKPORT ESTATES PROPERTY OWNERS' ASSOCIATION, INC.

Board of Trustees Budget Meeting and Monthly Meeting Minutes

Location: Mountain Regional Public Room And Zoom

5739 Paintbrush Rd, Park City, UT 84098

Date: April 21, 2026

Time: 6:00 p.m. to 8:00 p.m.

The meeting of the Lake Rockport Estates Property Owners Association Board of Trustees was called to order on April 21, 2026, at 6:01 p.m.

Eight board members were present: Paul Strater, Sarah Strater, Wendee Aguilar, Candy Rust, Keith Batty, Skyler Kershner, Greg Tafoya, and Joe Stephenson-Simmons.

Budget Presentation

The 2026 budget was presented to the community

Increase in management fees due to one-time setup costs

Reduction in copier and mailing expenses

Adjustments to legal and professional fees

Reserve contributions increased from \$20,000 to \$231,000 annually

Includes funding for a \$5M water distribution project

Estimated dues are approximately \$1,200 per lot

Water System & Rates

10,000 gallons of free water remains in place for 2025. Also, water committee was NOT dissolved and we discussed further evaluation options from qualified engineers but did not commit to any forward movement at this time. Water Committee will continue to explore funding options with USDA for wells and continue to analyze all data.

Discussion of electrical cost allocation per meter

Transition between 2025 and 2026 billing acknowledged

Water Supply Options

Well expansion deemed insufficient for long-term supply

Mountain Regional Connection was presented as an alternative

USDA loan estimated at \$5.1M (40-year term)

Estimated monthly cost per lot: \$55.76–\$73.48

Water Committee dissolved; engineers to further evaluate options

Motion: To close the Water Committee and turn over to the Engineer

Result: Did not pass

Motion: To proceed with Mountain Regional for wholesale water

Result: Tied. Did not pass

Water & Operations Updates

Approximately 40 backflow inspections completed

Owners notified in batches when water may be turned on

Infrastructure & Maintenance

Road grading plan presented and within budget

Backflow inspections ongoing; batch notifications to owners

Residents encouraged to prepare for drought conditions

Motion: To purchase tires, brush hog, and PTO shaft

Result: Approved

Community Comments

Concerns raised regarding enforcement consistency

Requests for improved board communication

Questions regarding decision-making transparency

Meeting Minutes

Motion: To approve March Meeting Minutes with changes

Result: Approved

Motion: To approve February Meeting Minutes

Result: Approved

Adjournment

The meeting was adjourned at 8:05 pm