LAKE ROCKPORT ESTATES PROPERTY OWNERS' ASSOCIATION, INC.

Board of Trustees Monthly Meeting Minutes

Location: Virtual Meeting

Date: September 15, 2026

Time: 6:00 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 September 15, 2026, at 6:01 p.m.

Board members present included John Lindsley, Wendy Aguilar, Paul Strader, Denise Holding, Ben Erickson, Skyler Kershner, Candy Rust, Greg Tafoya, and Lezlye Zupkus.

Trailer Restrictions / CC&Rs

- The Board discussed trailers located on Warner's lot and the owner's request that the trailers be considered grandfathered.
- The owner stated the trailers have been on the property since 1993 and 2003, prior to the 1998 CC&Rs restricting trailers in Units 2, 3, and 4.
- The Board discussed the complexity of units and the applicability of the CC&Rs to different units.
- The Board agreed that legal counsel should review the governing docs before a determination is made.

Proposed Rules and Assessment Schedule

- The Board and members discussed proposed changes to the LRE Rules and assessment schedule.
- Concerns were raised regarding placing ditch/culvert responsibilities on individual property owners.
- Members cited safety concerns, proximity to utility lines, and inconsistent implementation throughout LRE.
- Questions were raised regarding board member property ownership requirements, culvert requirements for new construction, real estate sign removal deadlines, annual assessments and water usage rates, and proposed fees and classifications.
- The Board agreed to hold an additional work session before finalizing the proposed changes.

Committee Reports

Water Committee

- Updates were provided regarding easements and federal funding applications.
- The Board discussed the upcoming meeting with Mountain Regional regarding a potential wholesale water connection.
- Engineering scope and requirements were discussed.
- Well maintenance and cleaning needs were reviewed.
- Well #2 cleaning is currently budgeted for 2027.
- Potential reserve funding of approximately $50,000 from the 24/25 reserve study was discussed.

Mountain Ops/Roads

- Winter road and ditch maintenance needs were discussed.
- An estimate of approximately $16 per linear foot was presented for ditch cleaning, debris removal, and stone installation.
- The Board agreed that proper bidding procedures should be followed and multiple quotes obtained by RFP for community first.
- Critical work should be completed before winter where possible.

Architectural Review Committee

- An architectural review was discussed for a new construction project. The project generally appeared to comply with requirements, with outstanding questions regarding water connection and potential well protection zone impacts.
- SkylarKershner will join the Architectural Review Committee.

Audit / Financial Updates

- Two minor audit deficiencies were discussed: a formal capitalization policy and a year-end closing checklist. Both items are to be addressed by November 1, 2026.
- Updated financial information and 2025 water usage invoices will be provided separately.
- The audit is expected to be completed within approximately one week.

Workbook Tracking Tool

- The Board discussed implementing a workbook to organize, track, and prioritize community issues and Board action items.
- Denise Holding will manage the workbook as Secretary.

Package Shed Fees

- The Board discussed fees for the package shed program.
- The proposed structure includes a $100 initial fee and a $20 annual fee for participating members.

CC&R and Bylaw Amendments

- The Board discussed beginning the amendment process for board term limits, dues payment requirements, and animal restrictions.
- Candy Rust will coordinate the proposed amendments.

Architectural / Construction Fees

- The Board clarified that no septic fee is applicable to the project discussed.
- Construction-related fees will be assessed after applicable plans are approved.

Gate / Security Updates

- Ongoing negotiations with gate vendors were discussed.
- Technical issues involving MyDoorView and PDK systems were reviewed.

Motions for Meeting

- Motion: Approve implementation of the workbook tracking tool process.
  Result: *This motion passed unanimously.*
- Motion: Approve updated package shed application
  Result: *This motion passed unanimously.*
- Motion: Approve the July and August 2026 Board Meeting Minutes.
  Result: *This motion passed with the majority in favor.*
- Motion: To start the process to amend the 2 CC&R's and 1 Bylaw to include 2.1 Term Limits, CC&R 8.4 Dues payment and 9.10 Animals.
  Result: *This motion passed unanimously.*
- Motion: Proceed with the rules and assessment schedule discussion after one additional meeting/work session.
  Result: *Postponed*

Adjournment

- The meeting was adjourned.