

Questions from Anne Hemmesch after April 13, 2025 Special Water Meeting for Members:

What are the costs or fees associated with submitting an application to build?	1. Architectural Project Oversight \$250. 2. Building Impact \$2,500 (\$500 refundable for new construction/\$2,000 refundable for additions/garages) 3. Utility extension, if applicable, \$3 per linear foot plus \$500 per road crossing. All refundable minus \$250 per road crossing. 4. Water Meter \$5,000 but sale of meters is currently paused until the water supply issue is resolved. These fees can be found on the Assessment Schedule under the Architectural tab on the web site.
Could you please share a copy of the Drought Response Plan referenced in the Water Agreement Form?	https://www.lakerockportstates.com/drought-response-plan/
Lot 312 was approved to build a garage/workshop. Could you clarify whether this lot is designated as wet or dry?	Lot #312 combined several lots into 1 lot per summit county regulations. The member does have a water meter on his initial lot and an existing home.
Is the application process the same for building a garage/workshop as it is for a residential home?	The submission requirements are the same. However, a garage/shop/storage type structure is not allowed prior to the construction of a house but can be built in conjunction with a house. This is because of CCR 9.2 Residential Purpose.
During the Special Water Meeting held on April 12, it was mentioned in a discussion between the board and Jana that the Board would issue an "approval to build" letter to members interested in pursuing a building variance with the county. May I please request a copy of that letter?	To clarify, if a member can bring the board a letter or other correspondence from Summit County stating they can build using water holding tanks and not be connected to the water system, we would review it and see if we can work with them. The only "letter" provided by the association for building is the Water Agreement.
Has the Board been informed of any members who have successfully pursued or been granted such a variance?	No
I would like to formally request access to a list of current HOA members and their mailing	Records Request must be formally submitted using the form on the website. This is to

addresses In order to foster greater awareness and representation at these meetings, particularly among dry lot owners.	ensure that the requesting party is aware of the terms and conditions.
Can you please provide the list that notes/map which lots are wet vs dry?	No. We can not share member property details without owner consent unless allowed by law.
Where should members formally direct questions to the Board?	<p>All records and records requests can be submitted through our website. https://www.lakerockportestates.com/records/</p> <p>For questions for the board, please submit to LREBOT@googlegroups.com .</p> <p>The lakerockportestatescomms@gmail.com email address is primarily used for notifying/updating the membership. Unless it's being used to receive certain correspondence, such as bios for board elections, it's not necessarily monitored. So it's not a good email for general questions.</p>
Do all Board members have access to submitted questions and correspondence?	If sent to the LREBOT link, yes. If sent to lakerockportestates@gmail.com , no. It will be forwarded to the board.
Do all Board members have visibility into how votes are conducted and recorded?	Reference to the ballots is made available to the entire board once they are received by the Credential Committee. After the deadline, the board will conduct the count together.
At the April 12 meeting, a member presented an equitable water option according to CCRs reflecting that LRE is a seasonal community. The Board declined his proposal stating that Lake Rockport Estates is zoned by the State/County as an annual residential community, which supersedes the CC&Rs designating it as seasonal. Could the Board please provide documentation or confirmation of this?	<p>I don't believe the CCRs designate the water system as seasonal. However, per the recorded Plat Unit 3, it does contain a notice to purchasers of a summer home subdivision. This means requirements of the water system were reduced e.g. seasonal.</p> <p>According to the State, because the community has exceeded the threshold of year-round residence, the association is required to make improvements towards a year-round system, which we have been</p>

	<p>doing. I believe this information is part of the Sanitation Survey from DDW.</p> <p>There is nothing recorded, in the CCRs or per county ordinance, that states members are not allowed to live in the subdivision year round. The State approved backflow preventer is what enables members to reside in their homes when the water system is off.</p>
Who is/has been the point of contact from Board PMSI?	Nachi Fairbanks, President, and Jeremy Boeckmann, Treasurer.
Has the Board issued a deadline or formal request to PMSI to deliver the contracted financial reports for 2025, particularly given the active loans and special assessments with an upcoming vote?	PMSI has been contacted, and we provided a recommended agenda listing the items in question. PMSI has been updating information and we are close to completion, but would still like to have a meeting to address some details. We are hoping to have this completed by the Annual Meeting.
What are PMSI's reasons for failure to deliver?	We have yet to have our meeting, but it's been a work in progress. They have been updating items but are not completed yet.