

**LAKE ROCKPORT ESTATES PROPERTY OWNERS ASSOCIATION, INC.
100 ROCKPORT BOULEVARD, COALVILLE, UTAH 84017**

**MINUTES FOR THE MONTHLY BOARD MEETING
WEDNESDAY, August 9th, 2023
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, August 9th 2023 at 6:37 p.m

In Attendance: Nachi Fairbanks, Alan Lindsley, Gregory Warner, Doug Barrus, Sarah Strader and Craig Day

Meeting Minutes

The board decided to postpone approving the meeting minutes provided for July, a transcription of the audio recording was provided as opposed to summarized meeting minutes. The board will readdress when summary minutes are provided.

Financials

July financials were reviewed by the board. Nachi made a motion to approve July financials, the board approved in a unanimous vote.

The board discussed the possibility of changing annual dues to monthly dues.

Property Management

The board discussed the rough onboarding process of having Property Management Systems handle financials and meeting minutes. The board has not been satisfied with the minutes and financials that have been provided by Property Management Systems up to this point.

Meeting Minutes Backlog

The board discussed getting caught up on the backlog of meeting minutes. This will be discussed with Property Management Systems, and Sarah stated that she would reach out for volunteers from the community to help get caught up again.

Liens

The board discussed the process of submitting liens on homeowners that are delinquent. The board would like liens to be taken over by Property Management Systems, but the board is taking on the responsibility in the meantime.

The board discussed multiple delinquent lot owners and which owners were going to have liens placed on their properties. There were multiple owners with unusual balances owed, the board stated they would follow up with these owners before submitting a lien.

Trail Committee

The board discussed insurance requirements around having a trail committee. The board is currently checking with their insurance company to see what it would cost to have this addition to the policy. The board discussed different methods of raising money through donations in the community.

Communication

Sarah asked if there was a committee that handles communication on the board. Nachi stated that this was previously handled by an old board member, and it does not necessarily require a committee to manage.

Road Grading

The board discussed upcoming road grading to be performed. Alan stated that the schedule of the work will be highly dependent on the weather.

Well Project

The board discussed the upcoming well drilling project. The board needs three denial letters from banking institutions before federal funding can be provided. The board stated they have two denial letters so far.

Backflow Inspection

Doug asked why backflows can't be inside of homes. Alan stated this is so leaks can be easily identified and fixed.

Architectural Review

Lot 129 - builder has provided plans, survey shows that foundation is up 25 feet and roof has 18 inch overhang. Nachi passed around the provided plans for board review. The board discussed approving the plans with a variance on the roof overhang. Nachi proposed having the neighbor sign off on the plan. The board decided to talk with the owner to see if they could do anything to come into compliance with the overhanging roof.

The meeting of the Lake Rockport Estate Property Owners Association adjourned at 9:57 PM.

Submitted by: Property Management Systems, Inc.