

**LAKE ROCKPORT ESTATES PROPERTY OWNERS ASSOCIATION, INC.
A NON-PROFIT CORPORATION
100 ROCKPORT BOULEVARD, COALVILLE, UTAH 84017**

**MINUTES FOR THE MONTHLY BOARD MEETING
WEDNESDAY, MAY 10, 2023
PARK CITY COMMUNITY CHURCH, PARK CITY, UTAH**

In Attendance

Nachi Fairbanks, Board President
Steve Sady, Treasurer
Craig, Board Member Craig Day
Greg Warner, Board Member
Maryn McCombie, Property Manager

Meeting was called to order at 6:41PM. Present was Nachi, Steve Craig, and Maryn.

Mintutes

April 2023 Meeting Minutes were reviewed. Revisions included grammar edits and adding board positions next to names. April Minutes will be reviewed and approved via email and published.

Financials

The board reviewed YTD and April financials. Maryn reported that the associations financials and homeowner account ledgers are still being input into their system. The board discussed check fees and will not charge check fees during this transition period. Maryn and Greg discussed

Maryn/PMSI will be transcribing past board meeting minutes for the board to approve. Reviewed lot fees that are to be charged to homeowners. Maryn will add fees to homeowners account. Greg was present at the end of the financial review.

Annual Meeting

Newsletter content was discussed. History of water project will be included. Nachi would like articles from board members and AppFolio/PMSI information sent to her by this weekend.

Our usual annual meeting place, the firehouse, is no longer available to meet in.

Nachi has called many places and wasn't able to find a public meeting place nearby the HOA.

Steve has arranged with Park City Community Church on Saturday, June 24th from 10AM-12PM to hold our annual meeting. Board members will be early to set up.

Options of a community clean up and barbeque were discussed. No decision was made.

Zoom will be available, but members will only be able to watch and not participate.

There will be 2 open board positions this year.

- Maryn will email annual packet to the association on June 10th.

Architectural Review

Maryn shared how other communities review new builds. There is a higher architectural fee, plans and forms get sent to an architectural committee of attorneys who compare plans against CCRs and state/city guidelines with a guaranteed (or other) turnaround time.

Craig and Nachi are currently revising association forms. Maryn will publish the updated forms to the website and online portal.

The board reviewed updates on lots 106, 144, and 307.

Miscellaneous

Summertime water turn on and employee pay was discussed. Unsure of turn on date. Greg will work with Alan and negotiate compensation.

Homeowner letter that was sent to association was discussed. The board agreed to touch on a few of the items brought up from the letter in the newsletter.

Board will begin to itemize their tasks to better understand responsibilities.

Board motioned to adjourn the meeting at 9:40 PM.

All votes taken were unanimous.

Submitted by: Maryn McCombie, Property Manager, Property Management Systems, Inc.