

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

**MINUTES FOR THE MONTHLY BOARD MEETING
WEDNESDAY, December 13th, 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, December 13th 2023 at 6:42 p.m

In Attendance: Nachi Fairbanks, Alan Lindsley, Gregory Warner, Doug Barrus, Sarah Strader and Jeremy Boeckmann

Meeting Minutes

The board discussed executive vs. public minutes. August and October minutes will be approved via email. Motion made to approve November minutes, approved unanimously. The board discussed working through the backlog of previous meeting minutes. The board discussed bringing on a neutral 3rd party to work through the backlog of minutes. Jeremy offered to go through previous executive minutes to provide summary minutes to post to the Rockport website. The board discussed approving minutes via email, it was decided that would expedite the process of approving past minutes.

Greg Warner joined at 6:57

Board Meetings

The board discussed open meeting sessions vs executive sessions. Jeremy made a motion to divide the meeting agenda into an open and closed session, motion approved unanimously.

Financials

The board discussed waiting to approve financials until accounts are fully reconciled.

Reserve Study

Sarah asked Dallin to forward information to Complex Solutions, her email was bouncing back for some reason. Dallin received a second quote from another company right before the meeting, this will be forwarded to the board.

Board Member Positions

Nachi stated that with the recent departure of Craig Day board member positions of president and vice president have not been finalized. Jeremy made a motion to have Nachi be president, motion passed unanimously. Motion was made for Greg to be vice president, motion passed unanimously.

Steve Sady Update

Nachi reached out to Steve, Steve stated that he would like to continue being a board member. Steve would be unable to attend in person, would have to join via Zoom due to him moving to a new state. The board discussed the minimum requirements of being a board member. The board decided to table the matter and readdress in the next meeting.

CC&R Committee

Sarah discussed a possible update to the Lake Rockport CC&Rs, mainly the area prohibiting dogs and cats. Sarah stated she would like to follow Summit County legal language.

CC&R Survey

Nachi stated that they would like all surveys to come out from Lake Rockport. It was discussed the best way to send out Surveys to the community. The board discussed the possibility of Dallin providing a CSV file of the homeowner directory so the board has a current email list for the membership. Dallin stated that he can make a note to send a CSV version of the homeowner directory to the board every month. The board discussed creating a new email account for Lake Rockport estates specifically to send surveys out and receive results in real time. The board discussed the possibility of using SurveyMonkey to send surveys out to the membership, Jeremy stated that he would look into alternatives to cut on cost.

CC&R Changes

The board discussed the process of what it will take to make changes to the governing documents of Lake Rockport. There was discussion about what quorum is required and what percentage of the quorum is needed to vote on CC&R revisions. The board discussed getting clarification from an attorney on quorum requirements for revisions.

Appfolio

The board reviewed Appfolio access with Dallin and went over what functions are available to the board through the Appfolio portal.

Well Update

Greg stated that the well has been drilled down 700-800 feet, but has not reached water yet. Greg stated that to get the loan with the government, they must have equal ownership of the upper tank as collateral for the loan. There are easement issues with Rockport Ranches lot 67 and lot 103 with Lake Rockport that need to be dealt with. This is going to be handled by the developer.

Architectural Review

Lot 217: Nachi inspected a culvert that is encroaching on a neighboring lot, and an email was sent to the owner to see if they are okay with the new culvert. The owner stated that he does not mind the encroachment. Nachi discussed a possible issue with the neighboring owner being responsible for any possible leaks coming from the new culvert. A motion was made to have the lot owner move the culvert back to their property line, motion passed unanimously.

Lot 91: Nachi stated that plans will need to be resurveyed and new plan will need to be submitted due to pending excavation. The board will readdress this when new plans are submitted.

Lot 52: Nachi received an email stating they have completed the project, certificate of occupancy has also been provided. Per Nachi, upon inspection everything is looking good. Nachi stated that the board will need to double check to make sure the county is approving the same thing as the HOA. Nachi made a motion to approve the refund of \$500, motion approved unanimously.

[REDACTED] Van Living Issue

a complaint was received that somebody was living in their van on their lot. The board confirmed that there is no longer anybody living in the van on the lot, but the van is still on site.

Concrete Dumped

The board discussed concrete that was recently dumped on lot [REDACTED]. The board discussed the best way to handle this issue. Jeremy stated that this violates the CC&Rs citing the unsightly clause, there is also a safety issue concern. The board stated they would follow up with the owner of the lot as a courtesy call to clean up the debris on the lot. They want to know the intentions of the owner

[REDACTED]

[REDACTED]

The meeting of the Lake Rockport Estate Property Owners Association adjourned at 10:08 PM.

Submitted by: Property Management Systems, Inc.