

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

**MINUTES FOR THE MONTHLY BOARD MEETING**  
**WEDNESDAY, JANUARY 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, January 13, 2023 at 6:34pm.

**In Attendance:** Nachi Fairbanks, Craig Day, Greg Warner, Alan Lindsley, and Steve Sady.

**Board Meeting Minutes**

The board did not have a December 2022 meeting. There were no minutes to approve.

**Financials**

November financials were discussed. Motion of approval by Nachi. Second by Greg Warner. Vote was unanimous in favor.

**Property Management**

Discussion of a property management company to take on some duties such as taking meeting minutes, accounting, monthly financials, collecting dues, paying bills, and membership communications. The board will ask for a contract to show what will be done at what cost. Also see if they would be able to get past minutes caught up. Future discussions will happen once there is more information.

**Package Shed**

The package shed lock was installed. Codes will be entered so that it is usable soon.

**Gate**

Discussion of working on the gate a creating a schedule so that the gate stays open during the busy hours of the day. The decision to work on the gate will be in the spring once the harsh winter conditions has passed since it has been snowing almost every other day.

**Temporary Structure Notices**

Notices of non-compliance were sent to the lot owners with temporary structures/trailers. One lot owner is still in non-compliance and was sent a reminder notice.

### **Bike Trail Proposal**

The committee sent over a map of where the proposed trail will be on LRE property. The board would like more information on the trails, the type of signage to be used, and where the funds will come from to build the trails.

### **Miscellaneous**

Lot 2 and 4 want a plat amendment on lot 3, splitting lot 3 in half where lot 2 gets one half and lot 4 gets the other half. The board needs to find out if this has been done before and if it is something that can be done. No decision was made.

Lot ■ is in foreclosure and has past dues. Nachi will contact the attorney, Curtis, to find out what the next steps will be to collect the past dues.

Discussion of board compensation. Put hold on decision until further discussion.

### **Water**

The well project is moving forward and the schedule to start may be as soon as February or March. There was a discussion of the well project might cost more than the original budget. The board is going to look into other ways to bring in income to cover the extra cost, such as the possibility of a transfer fee being added by updating the CC&R's.

### **Roads**

Discussion of the members wondering why the HOA doesn't pay for people to plow. Our roads are only maintained by the HOA in the summer. Snow removal is done on a voluntary basis.

### **Future**

Nachi will put together a list of things that could be updated or added to the CC&R's.

### **Meeting was adjourned at 9:20pm**

Submitted by: Doug Barrus