

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

**MINUTES FOR THE MONTHLY BOARD MEETING
WEDNESDAY, SEPTEMBER 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, September 13, 2023 at 6:05 p.m

In Attendance: Nachi Fairbanks, Craig Day, Sarah Strader, Gregory Warner, Alan Lindsley and Doug Barrus. Dallin Ames from Property Management Systems Inc attended via Zoom. Board member Steven Sady was absent from the meeting.

Board Meeting Minutes

The board decided to hold off on approving minutes from previous month's board meetings as there is a backlog of meeting recordings that need to be transcribed to formal minutes.

Financials

Dallin Ames went over the monthly financials with the board.

Items from board for PMSI

Nachi asked if PMSI is able to transcribe previous meeting recordings into formal minutes, and if so, how many could be provided per month. Dallin stated that he is unaware of what the charge would be for each transcribed meeting, but he would look into it and tentatively plan on providing one previously recorded meeting transcribed into minutes per month in addition to taking minutes at monthly board meetings.

The board requested that a copy of invoices from PMSI charges be provided with monthly finances provided by PMSI.

The board told Dallin that they had previously given Maryn access to banking accounts that are not showing up in their financial reports; they specifically want to see what is in the Wells Fargo account for Rockport. Dallin said that he would look into this and follow up with the board.

Nachi stated that she would be sending Rockport's invoicing policy to Dallin; late fees and interest have not been collected on some homes.

The board discussed Service Area 5 invoices with Dallin - these are for public roads and water that are to be reimbursed by the county. Dallin stated that he would keep a record of invoices received for service area 5 and store them in the Google drive for Rockport. The board stated that they would mark invoices before sending to PMSI to indicate which ones are for service area 5.

Nachi stated that she will get us a list of properties that have liens, \$100 charges for filing liens need to be charged back to residents.

Nachi asked Dallin if the board can get a list of properties that have sold for the past 6 months, and asked if we can do anything about charges that were missed. Dallin said he would look into this and get back to the board.

The board asked Dallin if an updated property owner list could be sent to the board. Dallin said he would look into this and get back to the board.

Water Charges

The board discussed combining water charges into the annual November invoice for dues, as this would be less confusing to residents than receiving two separate invoices.

The board discussed the need to send copies of back flow reports to residents annually. There was discussion around providing these back flow reports digitally through Appfolio to save money.

The board agreed to send over any additional charges to add to November invoices either beginning of October or mid October.

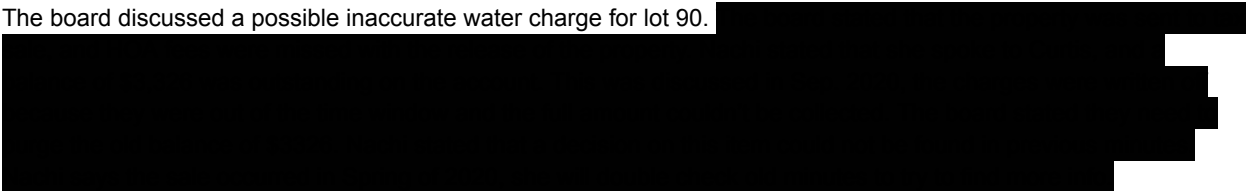
Winter Newsletter

The board discussed sending the winter newsletter around November 1 with the annual invoice to save money on postage.

The board discussed what items to include in the winter newsletter. Newsletter will take 1 to 2 weeks to put together, and articles will need to be put together by the next monthly meeting.

Rhonda Robert, Lot 90

The board discussed a possible inaccurate water charge for lot 90.



Board Member Positions

Craig Day was elected by the board to be president of the HOA, approval was unanimous among the board.

Nachi Fairbanks was elected by the board to be vice president of the HOA, approval was unanimous among the board.

Sarah Strader was elected by the board to be secretary/treasurer of the HOA, approval was unanimous among the board.

The board discussed member Steve Sady, it was decided that if Steve is unable to continue on the board ,Jeremy would take his position. The board discussed the possibility of Steve joining via zoom in the future.

Updated CC&Rs

The board discussed updating the CC&Rs for Lake rockport, it was stated that this needs to be done in the near future.

Well Project Update

The board confirmed that the well project currently has one confirmed denial, one potential bid, and one more prospective bid. It was discussed that the well project will need three denials. The board stated they are hoping they will have an update on this item in time to include in the winter newsletter.

Gate

The board discussed the option of moving the entrance gate [REDACTED]
[REDACTED]
[REDACTED]

Architectural

Phil Parsons, Lot 129: Revised plans have been approved by the board.

Dan James, Electrical project on Hollow: The board is sending an email to [REDACTED], they stated that they are not comfortable with approving.

Oleh Kossy, Lot 217: The board voted to not approve; 12 inch culvert was a red flag, needs to be 18 inch. There was also an issue raised with going beyond the property line.

Lot #5: New owners want stairs on the side of the house: The board decided that it will allow, but wants the option to readdress if they receive complaints (CONDITIONAL APPROVAL).

The meeting of the Lake Rockport Estate Property Owners Association adjourned at 10:05 PM.

Submitted by: Property Management Systems