

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

**MINUTES FOR THE MONTHLY BOARD MEETING
WEDNESDAY, MARCH 8TH, 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, March 8, 2023 at 6:25 p.m.

In Attendance: Nachi Fairbanks, Greg Warner, Alan Lindsley, and Steve Sady.
Craig Day did not attend and was out sick.

Financials

Discussion of the December financials. Approval was put on hold. The board needs more information on the depreciation line item. Greg said he would reach out to Jayme to have her explain what it is for.

The board reviewed February financials. Motion to approve February financials by Nachi. Second by Greg Warner, all in favor.

Miscellaneous

Concern of some culverts not being big enough that were installed and concern that there will be spring runoff that may erode the roads. This led to a discussion on being more consistent with sending out notices of non-compliance in a timely manner and follow-up.

The board talked about having official communication with the members instead of personal email correspondence.

The board will need to update the CC&R's for architectural matters.

Property Management

There was a conversation on Property Management Systems, Inc. (PMSI). If hired, they will provide monthly minutes, work on past minutes, manage bills and accounting, provide monthly financials, offer an app for the members to login and pay their dues. The board wants to have a contract from PMSI showing exactly what they will do for what cost before approving to move forward with them. Nachi will reach out to PMSI to get a contract.

Well Project and Water

We have a contract signed for the well drilling. The next step with the loan is to get a Title report showing that there are no liens on the LRE property for the well.

Discussion of getting some of the groundwork done in advance such as creating a road down to the well drilling site. Greg updated the board saying that Ted is working on creating plans for the well structure.

Water meters will not be given out until there is water and the filler pipes and distribution pipes are done. If there are significant cost increases to getting the project done, dues may need to be increased.

With the current snow conditions, there is concern that water will not be able to be turned on by June 1st.

Nachi brings up a company called, Aqua Environmental Systems (AES). A company that manages and tests water systems. There is discussion of possibly hiring them in the spring to assist with getting the water back on. The board may need to reach out to the membership about digging out their backflows and water meters so that the water can be turned on. Nachi asked Greg to reach out to the AES and let them know that we are interested in their services and to ask if they would keep us on their radar.

Gate

Waiting on the weather to work on troubleshooting last issue and then they can implement the program once the weather is better.

Architectural

Lot 188 wants to add a garage. Nachi motions to approve the plans contingent to the footprint after adding shed square footage. Steve seconds the motion. Unanimous all in favor.

Lot 129 wants an addition to the house. Approval of plans are put on hold. The board needs a set of plans printed to scale.

Roads

Members have reached out asking for the HOA to hire a snow service. Some members are working hard to remove the snow, while others are benefiting from it and not doing anything. The HOA does not pay for snow removal. It is all done on a voluntary basis.

9:32pm Meeting is adjourned.

Submitted by: Doug Barrus