

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

**SUMMARY MINUTES FOR THE MONTHLY BOARD MEETING
WEDNESDAY DECEMBER 8, 2021
SUMMIT COUNTY, UTAH**

The meeting of the Lake Rockport Estates Property Owners Association Board of Trustees was called to order on Wednesday, December 8, 2021, at 6:42 p.m.

Present: Nachi Fairbanks, President, Steve Sady, Treasurer, Alan Lindsley, Dolly Gorham, Board Members, were present. Greg Warner, Vice President, was excused. Nachi mentioned Greg's absence due to working late but noted Greg had sent his opinions on agenda items.

The Board noted that they had no guests planned to call in therefore they would not differentiate between the open and closed portions of the meeting.

Approval of October Meeting Minutes

MOTION: Nachi motioned to approve the minutes, and Dolly seconded. Steve initially abstained, believing he was absent, but corrected himself upon realizing the minutes were from October, not November. The minutes were approved with Alan, Dolly, Nachi, and Steve in favor, noting Greg had also approved via email.

Review of Financial Statements

MOTION: Nachi moved to approve August and September's financials. Dolly seconded the motion. The vote was in favor and Greg's approval was via email.

Recap of MOTION

Nachi recapped a **MOTION** approved by email to pay Candace the full invoice amount minus a \$500 engineering fee, totaling \$3,328.98, from the original \$3,828.98. The electronic vote was three (Alan, Greg, Dolly) for the reduced amount and two (Steve, Nachi) for the full amount.

Agenda Items Discussed - No Actions

Non-Compliance Notices

Financial Matters

Compliance Follow-up and Other Lot Issues

Annual Minutes Review

Website and Social Media Integration Issues

Financial Decisions and Invoices

Well Project Update

Operational Expense Planning

Snow Removal Communications

Community Engagement Challenges

Billing and Property Tax Concerns

Future Snow Removal Updates

Refund Requests for New Construction

Construction Deposit Refunds

MOTION: Nachi motioned to refund \$500 each for Lots 168 and Lot 53, citing the properties' compliance with HOA regulations and cleanliness. Steve seconded the motion. The vote was unanimous with email approval from Greg.

Agenda Items Discussed – NO Actions, cont'd

**Accessory Dwelling Units
Invoice and Payment Clarification
Fence Installation
Owner's Email and Tree Planting Proposal
Safety Concerns and Alternative Solutions
Decision on Owner's Proposal
Accounting and Organizational Workload
Decision on Handling Accounting Rates and Workload
Bookkeeping Transition
Budgeted Hours and Water Management
Volunteer Assistance and Board Member Involvement
Considered Budget Increase for Manager Hours
Planning for New Gates
Main Gate Battery Replacement
Gate Agreement Compliance
Annual Billing and Agreement Renewal
Gate and Road Agreements
Clarification on Agreements and Renewals
Winter Water Preparation**

The meeting of the Lake Rockport Estate Property Owners Association adjourned at 9.00 p.m

Submitted by: Carol Steedman with KGC Associates, Inc.

Approved _____ Date _____