

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

**SUMMARY OF MINUTES FOR THE MONTHLY BOARD MEETING  
WEDNESDAY, APRIL 13, 2022  
SUMMIT COUNTY, UTAH**

The meeting of the Lake Rockport Estates Property Owners Association Board of Trustees was called to order Wednesday, APRIL 13, 2022, at 6:42 p.m.

**Present:** Nachi Fairbanks, President, Greg Warner, Vice President, Steve Sady, Treasurer and Alan Lindsley, Board Member, were present.

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.

**Discussion on Board Meeting Minutes**

Nachi mentioned that they were significantly behind on board meeting minutes. Alan expressed concern about the delay, noting that it might be difficult to remember and vote on the minutes. Nachi acknowledged the tardiness and expressed hope that the summary would be sufficient for the membership. There was a suggestion to acquire a new bookkeeping service to help catch up with the minutes.

**Financial Report: February and March**

Moving on to financial matters, Nachi brought up the financial reports for February and March. There was a prior issue regarding the loan payment for 'Top Tank' which was resolved, having been found in Service Area 5. Nachi suggested starting with the February financials, noting a question about a bill related to road-based material.

**Clarification of Expenses**

Alan clarified that there was confusion in a previous meeting regarding the bill for dirt, which was not properly recorded. However, this issue was resolved in the last meeting. Nachi confirmed this and agreed to proceed.

**Motion to Approve February Financials**

MOTION: Nachi Fairbanks moved to APPROVE the financials for February 2022. Steve Sady seconded the motion.

VOTE: The motion passed unanimously by all Board Members present.

Nachi Fairbanks requested that March financials be tabled for further review and consideration.

**MISCELLANEOUS DISCUSSIONS – NO ACTION TAKEN**

New Owner Addresses Returned Mail

Collections

Newsletter Articles

- o \*Steve Sady: Living on the Mountain

Focus on the unique aspects and quirks of living in a mountainous area.

Include topics such as garbage backflows and other local peculiarities.

- o Alan Lindsley: Well Project Update:

Provide an update on the well project, especially with the relevance of the summer season. State requirements for Backflow, optional article on Septic maintenance.

- o Fire Danger Awareness:

Include an article on fire danger, emphasizing its importance during the summer.

- o Water Conservation Tips:

Discuss the necessity of water conservation, especially in light of current conditions. Mention the use of the drought system this year.

- o Discussion on Weber Basin Restrictions:

Explain new restrictions and their implications for the community.

Include information about once-a-week watering, 60% reduction requirements, and potential fines and penalties.

- o Community Concerns About Water Restrictions Enforcement:

Address community concerns and questions about how water usage is monitored and enforced.

Discuss the disparity between homes with water meters and those without.

- o ADUs, the accessory dwelling units

Review Curtis's draft and incorporate the amendment into our CC&Rs. Discuss the crucial step for effectively managing the development of internal ADUs, a need heightened by the recent state law changes and local housing challenges.

Board Elections – Nachi Fairbanks and Greg Warner Renewing Terms

June 11<sup>th</sup> – Annual Meeting

Summer Volunteer Cleanup Day

Mountain Regional

Mountain Issues

Financials – Bookkeeper Research.

Signage Survey – Emergency Services

Two Lightfixtures and Posts for Parking Lot Security

Well Construction Loan

The meeting of the Lake Rockport Estate Property Owners Association adjourned at 10:00 p.m.

Respectfully Submitted: Carol Steedman with KGC Associates, Inc.

Approved by \_\_\_\_\_ Date \_\_\_\_\_