

**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, MAY 11, 2022**  
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, May 11, 2022 at 6:36 P.M.

Present: Nachi Fairbanks (President), Greg Warner (Vice President), Steve Sady (Treasurer) and Alan Lindsley (Board Member)

Excused: Dolly Gorham (Board Member)

Guests: Ty and Bibi

[Open Portion of Meeting]

Nachi started with the guests and asked what they could help them with. Ty said he was hoping to get a better understanding of the water situation, get a better grasp of what was happening, an estimated time line and if they could build without water. Nachi said you won't be able to build without water. Bibi asked, "Even if we put in the water tanks?" No, that members had gone to the county. They go down their check list to want make sure you have a water supply. That's where you need an agreement from us, which we cannot give until we know we can supply that water. Alan said, you basically need to be tied into the system.

Ty asked, "Could we drill a well?" Alan answered no, a well can't be drilled within the jurisdiction of LRE because we have community wells that can be affected. There are no other lines to tie into from other communities. Nachi mentioned that there are lots that already have meters. So, if you can get one of those, you can build

Ty asked, "Once the new well goes is in, is it enough for everyone to get a meter? Is there a list?" Alan responded, there is not a limit and there is not a list. Once we know we can supply water meters, they will be available. Then once you have a water meter, architectural can give you a letter for the county after you complete their process.

Is there a time frame for the well? Alan said we were hoping last summer and having kicked dirt yet. The loan is through the government and their wheels turn slow, especially, with Covid. Alan said, I think we are almost there. Ty asked if it was state or feds. Alan said both. We've had to deal with triable permission, migratory species act, just a whole lot hoops we had to jump through. Each hoop takes up a lot of time and then with the pandemic, that slowed things down. Then employees working from home, then they lost employees working on ours. So, things shifted to one person. Long list of reasons it was slowed down but we can't take our business elsewhere. As an HOA, we really don't have collateral to go someplace else.

Bibi asked if there are any other big assessments that might be coming up. Alan responded, possibly. Nachi explained the seasonal water system and the need to continue to make improvements to the system for year-round operation. That we have been making those improvements. As long as, we make those improvements, the state is working with us and isn't requiring a timeframe, because they know our financial situation. Once we get through the well project, we want to put a proposal out to the membership to vote for year-round improvements. Even if they should approve it, it can still be at least a 5-year project. So, it is a possibility that due go up for that.

There may be a slight increase once we have the final numbers on the well project and operational expenses. We estimated the increase that's already been made, but it may need to be adjusted after everything is completed.

Ty asked, "Once the government approves things, how long?" Alan replied, that could be a tough answer. Things will need to go out to bid and receive bids. The pool of contractors is actually small because of the government hoops they have to go through. Nachi added, it's more than just the well, it's all the infrastructure too. Ty asked, "If you were to guess how long?" Alan said he would hope at one point next year, but there is a long list of unknowns.

Bibi asked what is the best way to get update. Alan said the website for any announcements. Nachi said also the newsletters.

Ty asked if there is a way to find out which lots have meters? Alan said the owners should know. It's more of a matter of if those people are selling.

Greg, asked how did you hear about Rockport. They said they lived in PC since 2005 and live in Jeremy Ranch. They want more space. Alan said, it tougher to live here than Jeremy. They have kids and saw a few families here. They are looking at lot 270 on Sage.

[The Board noted that guests were no longer present and therefore they would no longer differentiate between the open and closed portions of the meeting.]

### **Minutes and Financials**

Nachi said the minutes are starting to stack up. Greg asked what happened to the lady. Nachi said we hadn't voted on it. That we were trying to get more bids.

Nachi moved onto the financials. Alan said he didn't get financials for this month. Nachi re looked and saw it was for March.

Alan looked at the budget and it needs a lot of work. We need to change a lot of things to account for the new well. She budgeted some things but we need to adjust other items and income.

No vote since we don't have April's financials. Do we have any questions in general for Jayme.

**MOTION:** Nachi made a motion to approve March's financials. Greg seconds.

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

The board discussed the foreclosure of lot 292. The funds generated covered foreclose costs, past due annual dues and other charges such as finance charges, collection amounts, late fees and lien fees. The remaining balance was applied to non-compliance fines but it did not cover all of them. The question to write off the remaining balance or not was discussed.

**MOTION:** Greg made a motion all the fees were covered from the sale of the foreclosure. We are writing off the additional \$60k in penalties that are owned and not going after him. Nachi seconded the motion.

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

**Architectural**

Nachi and Steve completed final inspections for two projects. The board discussed if there were any issues that needed to be resolved before approving the refundable portion of the impact deposit.

**MOTION:** Nachi made a motion to approve the final inspection for lot 5 and refund them the \$500 deposit back. Steve seconded the motion.

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

Building plans were presented for lot 217. The plans were in compliance with the requirements. According to the site plan, there is a small section of retaining wall located in the road's right of way. An acknowledgement will need to be signed and recorded for the retaining wall.

**MOTION:** Nachi makes a motion to approve the new building plans for lot 217 contingent upon the acknowledgment getting signed and recorded. Steve seconded the motion.

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

Other architectural projects were discussed, no action taken.

MISCELLANEOUS DISCUSSIONS – NO ACTION TAKEN

- Newsletter and Misc. Issues**
- Annual Meeting, Clean Up and BBQ**
- Mailboxes**
- Lighting in Parking Lot**
- Misc. Issues and Member Questions**
- Well #3 Update**
- Road Update**

The meeting of the Lake Rockport Estate Property Owners Association adjourned at 9:35 p.m.

Respectfully Submitted: Nachi Fairbanks

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