

**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 SEPTEMBER 15, 2022
SUMMIT COUNTY, UTAH**

The meeting of the Lake Rockport Estates Property Owners Association Board of Trustees was called to order on Wednesday, September 15, 2022, at 6:37 p.m.

Present: Nachi Fairbanks, President, Greg Warner, Vice President, Steve Sady, Treasurer, Alan Lindsley and Craig Day, Board Members, 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.

TOPICS DISCUSSED AND BOARD ACTIONS

Minutes

Nachi Fairbanks stated that the minutes were still not available for review.

**July and August Financials
Property Purchase Documentation
Non-Buildable Lot
Lien Notices and Financial Delinquencies
Significant Invoice Discussions
Lean and Foreclosure Costs
July and August Financial Approval**

MOTION: Nachi proposed a motion to approve the July and August financials, seconded by Greg. The vote was unanimous.

**Board Positions Vote
Board Term Lengths and Election Cycle Clarification
Role Reluctance and Responsibilities
Board Position Nominees**

MOTION: Nachi motioned to keep the board positions the same, with herself as President, Greg as Vice President, and Steve as Treasurer. This motion was met with some reluctance, particularly from Alan, who expressed dissatisfaction with the current representation but saw no alternative. Craig ultimately seconded the motion, leading to a consensus to keep the existing structure, despite reservations about leadership and representation.

**Trail Crew Update
RV and Trailhead Parking
Membership Feedback -- Trail and RV Parking
Trail Maintenance and Liability Concerns
Fundraising and Volunteer Support for Trail
Waivers and Community Engagement
Package Shed Budget Review
Shed Size and Cost Considerations**

**Exploring Lock Options for Shed Security
Funding and Management of the New Shed
Consideration of Shed Location and Access
Utah Broadband
Reviewed Technical and Legal Conflicts
Future Internet Service Improvements
Well Drilling Estimates and Bid Process
Financing and Government Loans
Potential to Self-Finance Well Drilling
Challenges with Well Drilling Bids
Project Costs and Specifications
Exploring Additional Well Drilling Contractors
Light Pole Update
Easement and Compliance Concerns
Strategy for Moving Forward
Invoice Processing Update
Gate Update and Maintenance Challenges
Water System and Infrastructure Repairs
Gate Operation Strategy
Community Relations and Access Control
Gate Maintenance and Emergency Response Plan
Jessica Taylor's Refund
Rockport Ranches Check
Refund Discussion for Jessica Taylor**

MOTION: Nachi motioned to approve the refund for Jessica Taylor, specifying the deduction of approximately \$750 from the original amount, resulting in the refund amount of \$4,371. Alan seconded the motion, and it was unanimously approved.

**Lot Sales and Water Meters
Derek's Compliance and Refund Request
Erosion Control and Infrastructure Issues
Concrete Dumping and Structural Fill Concerns
Architectural Guidelines and Erosion Control
ADU Amendment Update
Concerns Over Small Footprint Construction
Airbnb Concerns
Neighbors
Contact Information
Communication and Updates
Mailbox Charge Update
Minutes and Documentation
Board Meeting Minutes Backlog
Financial Auditing and Management
Communication and Confidentiality
Water System and Public Health
Volunteer Efforts and Community Expectations
Importance of Administrative Discretion
Handling Confidential Board Matters
Public Health Issues and Community Notification
Ensuring Accurate Communication**

**The Challenge of Overcommunication
Annual Meeting Clarifications**

The meeting of the Lake Rockport Estate Property Owners Association adjourned at 10:07 p.m.

Respectfully Submitted: Carol Steedman with KGC Associates, Inc.

Approved _____ Date _____