
SPRING NEWSLETTER

May 30, 2024

Lake Rockport Estates Property Owners Association

100 Rockport Blvd., Coalville, UT 84017

Voicemail: 435-200-9119

Billing Inquiries: 801-262-3900

E-mail: lakerockportestates@gmail.com

The New Era of Volunteering

It has been a turbulent year for the Association. One of our fellow board members, Steve Sady, had a stroke. Thankfully, he is still with us, but has faced a long road to recovery. Unfortunately, he has not been able to fully participate with the board.

Alan Lindsley resigned from his mountain manager position due to his frustration with baseless accusations and threats of judicial proceedings directed towards himself, other board members and their families, which have been addressed and found to have no merit by the property owners association's attorney.

To replace Alan's water management services, the board was able to find one favorable water management company, Aqua Environmental Services (AES), after searching and seeking bids from multiple companies. We were not able to finalize the contract until just recently, but once this was completed, AES immediately got started. Unfortunately, the end result is that the water system will not be on by the June 1 target date.

We also had a newly elected board member, Doug Barrus, temporarily resign from his position due to a personal issue. In the meantime, Johnny Wasden has been appointed to fill in for this vacancy.

One result of this tumultuous episode was that the board appointed some great individuals to serve on the board in the interim; Jeremy Boeckmann, Skyler Kershner and more recently Johnny Wasden. They have played an active role on the board and have been crucial in assisting in keeping the business of the association moving forward. Since they were appointed board members, *they will need to run* for an open position to hold their seats.

lakerockportestates.com



Annual Membership Meeting

Saturday, June 29, 2024

10:00 A.M. – 1:00 P.M.: Annual Membership Meeting: Ledges Event Center, 202 East Park Road, Coalville, Utah 84017.

Zoom invitations and meeting packets will be emailed just prior to the meeting. If you do not receive correspondence from LRE via email, be sure to update your contact information with us to get an invite.

Proxies for the election of board members can be turned in at the meeting. Otherwise, the proxy needs to be received via mail or email by June 27, 2024.

Agenda Items:

- Review and Approval of 2023 Annual Meeting Minutes and Financials
- Review and Approval of the 2024 Budget
- Update on the Well #3 Project & Water Supply Options Being Explored
- Introduction of the New Water Management Company
- Amendment to Add Parcel NS-32-A-1 to the Association
- General Updates: Roads, Water and the Gate
- Election of Board Members
- Open Meeting for Comments and Questions*

*Due to the limited amount of time, questions and comments will be limited to members and/or agent or attorney of a member of the association.

Page 1 of 7

BOARD OF TRUSTEES ELECTIONS

Once per year, there is an election to nominate members to Lake Rockport Estates POA Board of Trustees. These are volunteer positions and the terms are for three years. Proxies have been included with the distribution of the newsletter. Be sure to vote and if returning the proxy via mail or email, it needs to be received by June 27, 2024. The CC&Rs state that proxies must be received by the credential committee, composed of the President, Vice President and Secretary of the Association, 10 days prior to the annual meeting. However, the credential committee would like to allow more time for members to respond. They have agreed and committed to verifying the proxies within two days. Proxies will also be accepted at the Annual Membership Meeting scheduled for Saturday, June 29th.

Official proxies will be counted at the end of the Annual Membership Meeting by the credential committee minus the secretary that is on the proxy. After which, elected members will be notified and their term will begin at the next immediate board meeting scheduled in July. Results will be published in the Fall Newsletter and communicated via email.

THANK YOU TO ALAN LINDSLEY & STEVE SADY

We want to thank Alan for the past 24 years of services he contributed to the mountain which include, but not limited to: running and expansion of our private water system on a shoestring budget, saving the POA thousands of dollars over hiring third party servicers; ensuring the water system was safe for the community; and facilitating the winter water program in years past through many hours of system operation, water testing, snow removal to make the top tank accessible, and facilitating fill ups.

Alan tirelessly facilitated the package shed program and mailbox installations as the community has expanded drastically. We would like to note both programs are not funded by HOA fees, but by members who have separately bought into them. He was responsible for coordinating road repair and maintenance throughout the years as the community drastically expanded in year-round occupancy. Long-time members will also remember that Alan provided key support to the local fire authority as wildfires ripped through the community years ago. The fire chief personally credits Alan for saving dozens of homes with his assistance to the firefighting efforts.

The list could go on, however, we wanted to highlight the projects that were instrumental in making our mountain a safe and livable community.

The board sincerely thanks Alan for 24 years of dedicated service to our mountain community. This community would not be the same without him.

We would also like to thank Steve Sady for his many years of serving as treasure on the board and assisting on the architectural committee. He facilitated our current board meeting location at the Park City Community Church, helped organize and participated in several clean up projects and worked on numerous building projects. We have missed Steve at our meetings, as he is recovering from a stroke with family, but we hope to see him back home soon.



Current Board of Trustee Members:

Nachi Fairbanks, President
801-971-1693
hidesrt@gmail.com
Term expires 2025

Greg Warner, Vice President
801-750-2745
gwarner@uolf.org
Term expires 2025

Jeremy Boeckmann,
Secretary/Appointed Member
314-971-6405
jboeck6@gmail.com
Term expires 2024

Sarah Strader, Treasurer
714-231-2189
sarah@slspropertiesolutions.com
Term expires 2026

Alan Lindsley, Member
801-560-7021
lindsley@hughes.net
Term expires 2024

Steve Sady, Member
801-243-2473
rssadygp2@gmail.com
Term expires 2024

Skyler Kershner, Appointed
Member
801-510-9923
sk.kershner@gmail.com
Term expires 2024

Johnny Wasden, Appointed
Member (Temporary replacement
for Doug Barrus)
801-833-3486
radiohead85@gmail.com
Term expires 2026

WHO ARE OUR NEWLY APPOINTED BOARD MEMBERS

Jeremy Boeckmann: Jeremy was appointed by the board to replace Craig Day. He is currently our secretary and has done a great job at drafting minutes, tracking/organizing records, researching various topics regarding the CC&Rs/Utah code, helped fulfill record requests, provide communication to the membership and answer numerous emails. Jeremy assisted with the winter water program and is an integral part in researching our water supply options. He also serves on the architectural committee and has already assisted in several reviews and site inspections.

Jeremy is a mechanical engineer specializing in fluid hydraulics providing designs for heavy industrial clients. He enjoys snowboarding, hiking, backpacking, fishing and techno/house music. He recently went to Peru where he and his wife backpacked the Inca Trail for 4 days to Machu Picchu.

Skyler Kershner: Skyler came to the board to assist with Steve Sady's position. Skyler moderates the Zoom calls for our board meetings. He also assisted with the winter water program and is assisting in researching our water supply options with Jeremy. He has also assisted in fulfilling records requests, communicating with the membership and serving on the architectural committee.

Skyler is an electrical engineer working on large renewable energy projects which takes him to various places across the country. Skyer plays the cello in a combo band with Johnny Wasden. When he isn't traveling for work or playing music, he is probably riding a mountain bike somewhere.

Both Jeremy and Skyler have put a lot of time and energy into familiarizing themselves with the CC&Rs, the Architectural Guidelines, all things water, etcetera to fulfill their board duties. They must now run for their positions. We feel all members of the association have positive attributes to contribute to the board and the community. The board felt confident in asking them to serve and so did the membership, as they were next in line in votes last year.

Johnny Wasden: Johnny was recently appointed to temporarily fill in for Doug Barrus. Although he has only been to one board meeting thus far, he already displays an eagerness to learn, communicate and participate. He has assisted Jeremy and Skyler with the winter water program and is assisting with researching the water supply options.

He currently manages the parking and transportation demand management programs for Park City and works closely with a wide variety of groups. He loves his semi-off-grid living and has bees, chickens, dogs, and a cat. He loves to mountain bike and trail run. He is also in the combo band with Skyler.

ANNUAL CLEAN UP AND POTLUCK BBQ

Calling for helping hands! Time for some spring cleaning and making our mountain shine. John and Joe Stephenson-Simmons have graciously offered to organize and host the Annual Clean Up this year. It is scheduled for Saturday, June 15th. Plan on meeting in the parking lot at 9:00 A.M. where assignments will be dispersed. Please R.S.V.P. John at josimmon@gmail.com so, they have an approximate headcount to plan projects accordingly. However, help is always welcomed. Come by even if you don't R.S.V.P.. Projects usually entail picking up garbage in the parking/dumpster area and along the roads, clearing of association culverts, painting of sheds, bollards and fire hydrants, sealing bulletin boards and signage, cutting back brush from the roads, and re posting of signage. If conditions allow, more brush from the wildfire can be removed from the common area. Please bring gloves and water and wear good footwear. The association will provide materials, hand tools and additional water.

Sarah and Paul Strader will be hosting the potluck BBQ the same day at their home, lot 202 Crestview, starting at 5:00 P.M. Please bring a side dish or dessert. The Association will provide grilling items such as hamburgers and hotdogs as a thank you to those who have participated in the clean-up. Even if you couldn't make the clean-up, all are welcome to attend the BBQ. It's a great opportunity to meet new neighbors.

PMSI AND APPFOLIO

Last year, we entered into a working relationship with a new property management company, Property Management Systems, Inc. (PMSI). They were originally brought on board to work directly with the board regarding bookkeeping/finances and budgets, taking meeting minutes and working with the board on other projects. Unfortunately, PMSI has limited their services to just bookkeeping and emailing of correspondence from the board. This was in response to receiving numerous and continual threats of lawsuits against them for assisting the board in matters related to our CC&Rs and Utah code. It's unfortunate because PMSI offers property management in addition to bookkeeping, etc. The board planned to take advantage of these much-needed services as we anticipated Alan would be stepping down from being our mountain manager, but now that option is no longer available to us and will have to seek assistance elsewhere.

As stated at the Annual Meeting last year, the transition to this new company was going to take some time, mainly because we went from using QuickBooks to AppFolio. All of the members' and vendors' accounts had to be entered into the new system, reviewed for accuracy and many miscellaneous adjustments implemented. This process took quite some time, as there are over 326 member accounts, but is now successfully completed.

Hopefully, most of you have created a portal in AppFolio. This is the fastest and easiest way to access your account and make payments. It's also the way to ensure your contact information (e.g., email address) is up-to-date for our email communication updates. Account details, such as charges and payments, can be found in the Account Ledger under the Payments tab. You can also access governing documents, plat maps and the Association's Certificate of Insurance under the Shared Documents tab. We are in the process of updating more documents, such as forms, and hope to get them added to there as well.

If you have not created your portal, please visit the website to create account: pmsystems.appfolio.com/connect

There are several payments options each of which has a different fee:

- E-Check (ACH): \$2.49
- Debit Card: \$9.99
- Credit Card: 3.49%
- Check/Bill Pay (if sent to PMSI or LRE): \$5.00
- Check/Bill Pay (if sent directly to the POA's lockbox in Arizona): \$0.00

If you will be paying by check, you must first call PMSI (801) 262-3900 to get your personal lockbox number. That will need to be written in the memo in order for your check to be processed correctly.

Pay to the order of: Lake Rockport Estates POA and mail to:

Lake Rockport Estates POA
PO Box 63695
Phoenix, AZ 85082-3695

Please note the above address for mailing in checks. Several checks were randomly mailed to other property management companies in Salt Lake, just because the companies had the words Property Management in their business name. Luckily, they forwarded them to PMSI, but we cannot be responsible for lost or late payments when this occurs.

Lastly, per our Assessment Invoicing Process & Procedures, properties with past due accounts come July 1st will have a lien filed against it, a lien fee of \$309 added to the account and the possibility of foreclosure started. Please help us avoid taking these measures by bringing your account current. For billing questions, please reach out to Dallin or Susan with PMSI.

UPDATE ON THE WELL #3 PROJECT

Lake Rockport Estates (LRE) was first established in 1971 as a summer community. Water piping was installed with this in mind, and thus not buried deep enough to avoid freezing during winter; and as such, was only approved as a seasonal system. Well #1 originally served the community, located at the bottom of the mountain. Well #2 project planning began in 2007 and was drilled in 2009 located adjacent to Well #1. Well #1 was abandoned in 2010 and Well #2 has supported the community since. (Note: you can find more details in the Spring 2023 newsletter)

Well #2 typically produces 70-90 GPM, but has seen as low as 23 GPM during drought (e.g., 2020). The well pump transfers water to the mid-mountain booster station into an underground holding tank from which pumps transfer up to the 365,000-gallon tank located at the top of the mountain. From here, pumps assist distribution into the neighborhood system. The overall distribution network consists of approximately 8 miles of piping installed underneath the roads with sizes ranging from 2" to 8".

As the neighborhood has continued to build out, we sought to increase our water production. Complete buildout of our community (i.e., providing sufficient water supply to all lots) requires a total source production rate of approximately 300 GPM. To pursue this expansion goal, in late 2020, LRE hired Loughlin Water Associates to conduct a study with the objective of siting a new well with the greatest potential for developing groundwater. Loughlin assessed the region's hydrogeology and concluded that a deep well to the lower portion of the Kelvin Formation would likely yield 100 GPM. In May 2021, LRE hired Jones & DeMille Engineering to serve LRE on the Well #3 Project, starting with Phase 1 – Well Drilling, Funding Application, and Water Rights Proofing. Phase 1 resulted in securing a loan from USDA (\$3.65M), drilling the 1,500+ ft deep well, and testing the production capability. \$1.052M was spent on Phase 1 activities.

Unfortunately, the test resulted in steady-state production approximation of 21 GPM which was significantly short of the target and such a low flow rate that the system build-out to connect this well would not be economical. Thus, the project was halted shy of the planned phase to equip the well, build out an adjacent pumphouse, and interconnect to the piping network.

As such, the current status of water production capability is distressing, and the sale of water meters is regrettably on hold for the foreseeable future. We are currently working to investigate viable options for supplementing water supply to LRE. The primary identified options are outlined below.

- Further maintenance/testing of existing Wells #2 and #3 to increase water production

Other Reminders

Noxious Weeds

As a property owner, it is your responsibility to control noxious weeds on your land. Summit County can help you identify which weeds need to be eliminated.

www.summitcounty.org/155/weed-division.

The Association will also be providing weed abatement chemicals at no charge. Please contact Nachi Fairbanks for more information.

Dark Skies

One of the many attractions about living in this area is being far enough away from the city to be able to see the stars at night and enjoy the peace and quiet. As this area continues to grow, so does the light pollution. Summit County recognizes the many issues regarding light pollution and has adopted lighting regulations for both Eastern Summit County and Snyderville Basin.

Ordinance highlights include:

1. Required compliance of all uses, commercial and residential.
2. Requires that all new lighting be full cutoff.
3. Prohibits certain types of lights (architectural lighting, landscape lighting, spot/flood lights).
4. Established an amortization schedule requiring that all lighting be in compliance with the code after seven years of the adoption of the ordinance.

For more information, please visit Summit County's website summitcounty.org

Speed Limit is 18 MPH

The roads are not a race track. Speeding causes dust, washboard and noise. Burnouts and donuts cause damage. Please have courtesy and respect for your neighborhood by abiding to the posted speed limit of 18 MPH. This goes for all vehicles; summer or winter, day or night. The speed limit is for everyone's safety and helps maintain the integrity of the roads.

Culverts & Drainage from Driveways

Culverts are required under driveways where drainage ditches are on the uphill side of the road. Property owners are responsible for making sure their culverts are kept clear of debris and that water runoff from driveways is diverted into the ditch. Runoff from driveways is not allowed to drain into the road. Please make the necessary repairs and maintenance to avoid instances of non-compliance and/or being held responsible for damages caused by clogged culverts or runoff.

Selling your house or Land?

There is a \$195 Resumption of Service Assessment, paid for by the buyer. Records and payoff requests need to be submitted at Homewisedocs.com, a document disclosure system for communities.

- Connect to Mountain Regional Water District as a wholesale customer, which will ultimately require full annexation into the Mountain Regional Water District
- Pump water from Rockport Reservoir and treat it on the mountain
- Drill additional well(s)
- Source water from existing well(s) (e.g., wells on neighboring properties or owned by LRE members)

Our current actions consist of assessing viable options, organizing the workflow, and coordinating with involved parties. Once ready, we plan to pursue an engineering study to vet the most viable option(s). We consider the water system our top priority and we will work diligently to find a solution. We plan to work through this as a community and will seek membership input and feedback along the way. We will continue to update you as we move forward.

WATER OPERATIONS: AQUA ENVIRONMENTAL SERVICES

Aqua Environmental Services, Inc. (AES) is our new water management company. They are in charge of the operation and maintenance of Lake Rockport Estates' water system. They will perform the seasonal start up, provide routine system checks, read and shut off meters annually prior to start up, arrange backflow inspections, clean the tank and water lines, flush the system, perform water testing, replace bad meters and broken freeze plugs, monitor the SCADA system daily, maintain PRVs and air vac, participate in sanitary surveys, provide annual usage reports to the state, shut the system down for winter and flush the well when not in use and report any breaks to the board.

The terms of the final contract were agreed to on May 22nd. As a result, they were unable to start any sooner but started the following day. They are working as quickly as possible to get the water system up and going. Once we have a projected time frame to have back flow in place for inspection, the membership will be notified via email. If your back flow is void of water, you can install it at any time. Do not turn the water meter on! If you have any questions, please reach out to the board. Do not stop AES personnel.

In addition to the work AES is doing, there are a few breaks and a water meter that need to be repaired, along with a fire hydrant that needs to be replaced before the water system can be fully executed. We are working with a qualified company to address these items in conjunction with Aqua initiating the system.

UPDATE: ROADS & GATE

Once water is up and running, the board will schedule road grading, as water is a required component.

The gate has experienced several different issues over the last few years. After attempts by several companies and technicians, we were finally able to complete several repairs. This required a few upgrades of difficult to locate parts to address these problems. However, in the interim, mice helped themselves to the electronics. Currently, the parts have been ordered and will be installed soon. Hopefully, this does the trick, and we don't have to reprogram everything. If this is successful, we will implement a gate beautification procedure.

If this doesn't work, the board will research new options on replacing the gate.

WILDFIRE SEASON

Although our community is in the mountains, we still live in a desert. This translates into our summers usually being hot and dry and often referred to as "wildfire season". Many of us are all too aware of this reality having experienced multiple wildfires on the mountain. It's always a good time to be proactive. **Clear a defensible space around your home; 30 feet is recommended.** Thin the brush and trees surrounding your house. Prune the lower branches on trees and mow dry grass and weeds and always remove dead limbs, leaves and other debris.

Natural debris can be disposed of at the burn pile located just north of the parking/dumpster area. This will be burned safely in the winter. **Absolutely no construction debris allowed.** Although many items are wood, they contain nails, screws and toxic chemicals when burned. People do not need flat tires and we don't need to poison everyone either.

Please take note of the Fire Danger Level sign when entering the community. We do not determine the fire danger level. Fire danger levels are issued by the Northern Utah Interagency Fire Center and we update the sign accordingly. The higher the danger level, the quicker grass and brush can catch fire and spread. **Be careful with fire,** this includes campfires, fireworks(not recommended), grilling, cutting metal and welding, trailer chains adjusted so they don't drag, do not drive or park on tall grass, as exhaust manifolds and mufflers can and have started wildfires on our mountain, and any other source of sparks and heat.

For more information, please visit Summit County's site: www.co.summit.ut.us/561/Fire-Warden or the Northern Utah Interagency Fire Center www.gacc.niifc.gov/gbcc/dispatch/ut-nuc/index.html

MEMBER QUESTIONS FROM OPEN BOARD MEETING

At the end of the monthly board meeting's open session, there is a brief period for comments. During this time, several questions have been posed. The board is able to address some questions on the spot, other questions entail more research and other times, we are simply pinched for time and must circle back to address them. Please remember this is a board meeting and workshop with much needed business to address and not a membership meeting, so the board needs to stay focused on conducting the business of the association. If you are attending via Zoom, please be courteous in the chat room, and try not to bully and defame your volunteer board members. It is a huge distraction for everyone; both for those trying to follow the meeting, as well as, those trying to participate and/or conduct the meeting.

Some of the questions and answers can be found in board meeting minutes, but to make it easier, the board decided to keep a running list of Q&As from the meeting, and will update it monthly and post it with the minutes. It will include Q&As that are also in the meeting minutes.

PAST BOARD MEETING MINUTES

The board is aware that meeting minutes have been delinquent. The accounting firm that provided this service experienced unanticipated growth and was no longer able to provide their services. A volunteer board member accepted the task of drafting the minutes only to realize many months later, after returning to school, that they could not fulfill that obligation. This coupled with several reasons why the board began looking for a company that could possibly do more than just basic bookkeeping. We wanted a company that was familiar with HOAs. A company willing to perform the minutes, assist in writing letters, keeping track of records, correspond with the membership and offer property management services. It was quite an effort and took a lot of personal time. For many reasons, some companies we found were not interested in our account. We were either too far away for logistical purposes or our account was too small.

In the spring of 2023, after vetting several companies, we found PMSI, who at the time filled the needs we were in search of. However, they made an exception to their own rule and agreed to do the minutes. It wasn't a service they normally offered. By the time they were brought on board, we found ourselves about 15 months behind with board meeting minutes. They tried to assist us with getting caught up. For various reasons, we were not satisfied with their drafts and didn't approve the minutes they completed.

As a result, a couple board members assisted in doing a handful of the past meeting minutes and the board hired yet another outside party to expedite the process. All past minutes are now completed and pending board approval. Once this is done, these minutes will be posted to the website.

Starting in February 2024, Jeremy Boeckmann was nominated to the Secretary position. He has done a tremendous job drafting the minutes in real time and to date has since been able to stay current.