Approved
May 20, 2026
as written

ROCKPORT RANCHES PROPERTY OWNERS ASSOCIATION
REGULAR MEETING MINUTES

Subject of Meeting
Regular Meeting

Date of Meeting: June 25, 2025
Location of Meeting: Kimball Junction Library & via MS Teams
Summit County Utah

Attendees:

Board Members:
Claus Nielsen, President – Lot A-5
Tyson Laspina – Lot A-51
Andrew Davis – Lot A-16, 17, 18, 20, 21
Crissy Rasmussen Lot A-44
Neil Saunders Lot A-64
Paul Loeschorn - Lot A-53
Dennis Hansen Lot A-65

POA Members:
Dustin Coury (Phone) Lot B-9
Jacquie Nielsen Lot A-5
Ed Wyckoff – Lot A 54
Jason Lillrose Lot A-42
Scott Barasch Lot B-5, B-6
Carol Steedman, Administrative Secretary/Treasurer

Excused:
Randy Farrell – Lot B-3
Dan James, Lots 15,36, 37, 45, 46, 47

President Claus Nielsen opened the regular meeting of the Rockport Ranches Property Owners at 7:45 p.m.
The purpose of this regular meeting was to approve unpaid bills and select officers for a three-year term.

A summary of the topics discussed is detailed below.

Neil Saunders asked about website maintenance, which Carol agreed to update as needed. Tyson Laspina also requested the information to update the website.

Carol reminded Paul that the POA had not received a bill for his services and to send it as soon as he can to be paid. Claus Nielsen brought up paying KGC Associates (Carol) for her services, totaling **$1,037**.

MOTION:
Claus Nielsen moved to approve payment of **$1,037** to Carol/KGC Associates.

> **Second:** Drew Davis seconded the motion.
> **Vote:** The motion passed unanimously.

Tyson Laspina suggested moving toward digital-only communications to save costs, noting the state does similar with notices. Carol and Jacquie explained that some 30 lot owners have refused digital and still require mailings. Drew proposed sending email opt-in notices and only mailing to non-responders. Carol agreed this hybrid approach would save money and remain compliant.

Approval of Previous Meeting Minutes

Claus Nielsen requested approval of the April 30, 2025 board meeting minutes and asked for confirmation.

MOTION:
Claus Nielsen moved to approve the April 30 minutes as presented.

> **Second:** Drew Davis seconded the motion.
> **Vote:** The motion passed unanimously.

Claus also invited anyone doing work for the Ranches to submit expenses so they could be reimbursed.

Neil Saunders asked for clarity about who was assigned to specific tasks and noted that many items still needed more information before moving forward.

Assignments and Officers

Tyson asked whether officers needed to be reelected. Claus explained that officers could remain unless anyone objected.

MOTION:
Drew Davis moved to keep the current officers as they are.

Second: Chrissy Rasmussen seconded the motion.
Vote: The motion passed unanimously.

Open Forum

Paul Loeschorn noted that an open forum hadn't been held yet, and they had about 9 minutes for questions.

Scott Barasch, a newer owner of **lots B5 and B6**, asked about grading in a tight area where vehicles sway when driving. Claus agreed to review the spot with Wayne during the next grading and took Scott's contact information.

Jacquie thanked Neil and Tyson for coordinating with the BLM and the county. New owners expressed interest in learning about the history of the POA and the dynamics with nearby estates.

Conclusion of the Meeting
Claus thanked everyone for attending, officially adjourning the meeting. The members expressed their appreciation.

Meeting Adjourned at 8:00 p.m.