ROCKPORT RANCHES PROPERTY OWNERS ASSOCIATION

General Membership Meeting — May 20, 2026

Location: Kimball Junction Library, Summit County, Utah

6:44 PM – 7:55 PM

MEETING MINUTES

MEMBERS AND GUESTS PRESENT (ONE VOTE PER LOT)

Claus Nielsen — Lot A-5 (President) — Jacquie Nielsen also present

Andrew Davis — Lots A-16, 17, 18, 20, 21

Crissy Rasmussen — Lot A-44 (remote)

Neil Saunders — Lot A-64 (Vice President)

Tyson Laspina — Lot A-51

Paul Loeschorn — Lot A-53

Dennis Hansen — Lot A-65

Dan James — Lots A-15, 36, 37, 45, 46, 47

Ed Wyckoff — Lot A-54

Mr. Millrose — Lot A-42

Excused:

Randy Farrell — Lot B-3

Carol Steedman — Administrative Secretary/Treasurer, KGC Associates

OPENING OF GENERAL MEETING

Following adjournment of the Regular Board Meeting at 6:44 PM, the General Membership Meeting was opened.

MEETING SCHEDULE — BYLAWS COMPLIANCE

Ed Wyckoff addressed the membership, noting that under the association's bylaws, a General Meeting is to be held in March each year to nominate board trustees, followed by a board meeting to nominate and elect officers — the reverse of the order followed this year. Andrew Davis read Article 5 (Meetings) of the bylaws in full:

(Section 1) The President calls board meetings as needed, and minutes/voting records must be kept and made available to members:

(Section 2) A General Meeting of the membership is called in March each year to nominate three board trustees and deliver an annual report, with nominations taken in person or by mail.

(Section 3) Quarterly board meetings are held on the third Thursday of January, April, July, and October, or by consensus of the board.

(Section 4) Board members are required to attend regularly called meetings, with suspension possible after two consecutive unexcused absences.

(Section 5); and Robert's Rules of Order may be enforced by the President…

Claus Nielsen explained that the reversed order this year resulted from a scheduling miscommunication between himself and Carol Steedman, and that the board intended to use this session to satisfy both the March General Meeting nomination requirement and the follow-up board officer elections on the same evening. Jacquie Nielsen moved that the board hold a vote on whether to follow the bylaws' prescribed March meeting schedule going forward. Tyson Laspina and Andrew Davis noted that the bylaws already permit the board to set its quarterly meeting schedule by consensus, so a formal vote on the matter was unnecessary; the board has historically scheduled its quarterly meetings by consensus rather than the fixed calendar dates. Neil Saunders proposed setting next year's General Meeting date now, in this meeting, so it could be documented and noticed well in advance.

The membership agreed by consensus to schedule the next General Meeting for Thursday, March 18, 2027, noting that meeting rooms at the county facility cannot be reserved more than 30–45 days in advance.

APPROVAL OF GENERAL MEETING MINUTES

Carol Steedman noted that the prior General Meeting minutes had been sent out electronically in advance and were available on the website since last year. Claus Nielsen confirmed he had reviewed them and found nothing requiring correction. Carol clarified that, unlike board-only votes, every lot owner present at the General Meeting is entitled to one vote per lot.

MOTION: Claus Nielsen moved for approval of the General Meeting minutes as presented.

> **SECOND:** The motion was seconded by Neil Sanders.
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> **VOTE:** The motion was approved unanimously by the membership attending.

FINANCIAL REPORT TO THE GENERAL MEMBERSHIP

Carol Steedman presented the financial report to the full membership. Net income for the period was $5,600, compared to $3,800 for the same period last year; Carol noted the difference was largely timing-related, tied to when her own invoice was recorded. The association held approximately $30,000 on hand, with SA5 having committed $27,500 (with authority to draw up to $34,000) toward road maintenance — combined resources of roughly $64,000 available for road work if needed. Neil Saunders asked whether gate and security costs, including the proposed electronic gate, would draw from the SA5 road funds; Carol confirmed that those costs are paid from member dues, not the SA5 road allocation.

ACCOUNTABILITY AND INVOICE TRANSPARENCY

Jacquie Nielsen raised concerns about the board's financial oversight of roadwork invoices submitted through SA5. She noted the year-to-date financial comparison presented did not reflect work completed later in the prior year, and that SA5 invoices she had been asked to approve as an SA5 representative sometimes listed only a company or corporate name rather than the individual board member performing the work, making it difficult to know what she was approving.

Andrew Davis explained that the financial comparison reflected only January through the meeting date, since most road work occurs later in the season; he suggested adding a full calendar-year comparison column going forward. Ed Wyckoff explained the underlying structure: SA5 does not manage or supervise road contractors directly for either Rockport Ranches or Lake Rockport Estates; instead, each association vets and approves its own contractors and work, then submits board-approved invoices to SA5, which reimburses the cost. Claus Nielsen and Tyson Laspina confirmed that no road work has been paid without prior board approval, and that invoiced rates have historically matched pre-approved hourly rates. Crissy Rasmussen, who also serves as SA5 Treasurer in addition to the Rockport Ranches board, confirmed she is aware of what the Rockport Ranches board has approved before releasing SA5 funds, and suggested the board simply add a line identifying the contractor and work performed to future invoices rather than debate the underlying approval process further.

The membership agreed by consensus to have Carol Steedman include the contractor’s name and a brief description of work performed on future SA5 invoices, and to prepare a full January-through-December expense comparison for next year's budget presentation.

ROAD MAINTENANCE BUDGET — GENERAL MEMBERSHIP APPROVAL

Claus Nielsen reiterated the board's intent to maintain the $30,000 road maintenance budget approved earlier by the board, noting the association has stayed within budget for the past three years and built a reserve as a result. He clarified that mowing, weed control, and culvert/ditch clearing are handled separately from the SA5-funded roadwork budget. Priority would continue to go to heavy traffic roads (Kent Canyon) first, with remaining funds applied to underserved areas, including B Lots.

Neil Saunders suggested better advance coordination with the grading contractor's equipment operator going forward. Claus Nielsen noted the association's current contractor, Weller Construction, no longer has a grader operator or equipment available for the tighter hairpin turns, meaning Rockport Ranches would need to rely on its own equipment for that work.

Andrew Davis raised safety concerns about a narrow stretch of road near a culvert where the road narrows sharply around a gooseneck curve and lacks markers; a vehicle from Lake Rockport Estates had previously driven into the culvert there. Claus Nielsen agreed the culvert — believed to be a twenty-foot section — could be extended to allow the road to be widened at that point. Paul Loeschorn noted it is more cost-effective to purchase a full twenty-foot culvert section than a coupler to join existing pipe. Ed Wyckoff separately identified an old, never-widened stretch of road near the former SR 32 Wardell property that has remained narrow due to a long-standing access dispute, as well as the need for driveway culverts at two properties — Lot A-43 (Darin Piccoli) and another property near a well and transformer pad. Dan James confirmed he had already backfilled and graveled his own driveway culvert to mitigate flooding. The membership clarified that culverts crossing the road itself are a POA maintenance cost, while driveway culverts on individual lots remain the owner's responsibility; the board agreed to send a letter encouraging affected owners to install driveway culverts.

Jacquie Nielsen recalled that two vehicles had been totaled at the culvert below the property on Kent Canyon Road (Lot A-2) over the years; Paul Loeschorn attributed those incidents to driver error rather than road design. Ed Wyckoff recommended installing "drive at your own risk" signage and refurbishing the entry kiosk to help limit the association's liability exposure, and suggested T-posts at problem culverts to help keep vehicles from driving off the road edge. Paul Loeschorn noted the roads remain a recreational, back-country access route and that safety has always been a board priority.

MOTION: Claus Nielsen made a motion to approve the 2026 $30,000 road maintenance budget, prioritizing heavy traffic roads and B Lots access as funds allow.

> **SECOND:** The motion was seconded by Paul Loeschorn.
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> **VOTE:** The motion was approved unanimously by the membership attending.

BOARD TRUSTEE NOMINATIONS

Three board trustee seats were due for renewal this year, per Article 5, Section 2 of the Bylaws. See the separate Record of Board Trustee Nominations, dated May 20, 2026, for the full account of that action.

HISTORICAL RECORDS ARCHIVE

Ed Wyckoff reported that he had delivered three boxes of Rockport Ranches' historical records, dating back to 1998, to Carol Steedman for archiving, including years of meeting records from when the association held four meetings per year. He suggested the board consider compensating Carol for the time required to organize and scan the material. Carol confirmed the records had been scanned and would be made available to members via the association's Dropbox; gate-related lease history would remain board-only, while general historical records would be made more broadly available on the website.

LAKE ROCKPORT ESTATES GATE ACCESS DISPUTE

Ed Wyckoff raised the discussion of the ongoing dispute with Lake Rockport Estates (LRE) over gate access. LRE has continued to require Rockport Ranches members to sign a waiver agreement before issuing a gate key, including fine-print language allowing LRE to alter access terms later; Ed strongly advised members never to sign it. He read into the record a Department of the Interior/Bureau of Land Management (BLM) license agreement confirming the road is on BLM land, that the license is intended to allow all property owners, their families, and guests ingress and egress, and that any fees charged must be fair and reasonable. Ed stated the BLM had indicated in prior correspondence that it would remove LRE's gate if LRE continued to deny lawful access. Jacquie Nielsen asked whether LRE could lawfully charge $200 for a key; Ed confirmed it could not while under the license terms.

Paul Loeschorn noted he has continued to refuse to sign LRE's waiver, and that several other Rockport Ranches members have already signed it. Ed Wyckoff recommended the board send a formal written notice of the association's position to all Rockport Ranches members, and suggested a delegation attend a Lake Rockport Estates board meeting directly to present the facts and the BLM's position. Andrew Davis recounted that Rockport Ranches previously pursued this dispute with legal counsel several years ago and reached an impasse, in part out of concern that pressing the issue could draw scrutiny to Rockport Ranches' own gate and roads, which also sit partly on BLM land. Ed Wyckoff maintained that the two situations are distinguishable, since the Rockport Ranches gate serves only the subdivision itself. No formal board action was taken; members present agreed to continue documenting attempted access and to avoid signing LRE's waiver while the matter is pursued informally.

ADJOURNMENT

The Rockport Ranches Property Owners Association General Meeting was adjourned at 7:55 PM. The board reconvened separately to elect officers; see the Regular Board Meeting minutes for that action.