

**SUMMIT COUNTY SERVICE AREA 5
BOARD MEETING**

November 20, 2024

Board Members:

Nachi Fairbanks, Board Chair, Lot 308, Lake Rockport Estates
Eric Miller, Lot 41 Lake Rockport Estates
Jacquie Nielsen Lot 5, Rockport Ranches POA
Paul Loeschorn, Lot 53 Rockport Ranches POA
Jessica Taylor, Lake Rockport Estates

Excused: Alan Lindsley, Lot 136, Lake Rockport Estates

Attending

Admin/Secretary: Carol Steedman, KGC Associates

Guest: Chrissy Rasmussen Lot 44, Rockport Ranches POA
Candace Rust, Lot 185, Lake Rockport Estates

Nachi Fairbanks called the meeting to order at 6:33 PM on Wednesday, November 20th, for Service Area 5. A roll call was conducted, confirming the presence of Paul Loeschorn, Chrissy Rasmussen, Jacquie Nielsen, Eric Miller, Jessica Taylor, and Admin/Secretary Carol Steedman with KGC Associates, Inc, who manages minutes and finances.

Board Training Certification

Nachi Fairbanks emphasized the requirement for board members to complete board training certification, mentioning the two training obligations—one per term and one annually. Carol confirmed the links for training were provided via email. Members were reminded to notify Carol upon completion.

Approval of Previous Meeting Minutes

Nachi Fairbanks inquired if members had reviewed the prior meeting's minutes. Jacquie Nielsen confirmed they had. Copies were available for those who needed them.

Eric Miller questioned distributions. Carol explained that Rockport Ranches had taken a distribution while Lake Rockport Estates had not, which was typical. It was clarified that funds must be spent within two years to remain compliant.

MOTION: Eric Miller moved to approve the minutes as presented.

Second: Nachi Fairbanks seconded the motion.

Vote: The motion passed as unanimous.

Financial Reporting

Carol provided a financial report outlining fund balances and prior distributions:

The fund balance for Service Area 5 had increased through taxation, with the last levy adjustment occurring in 2008.

- Property tax revenue for 2023 totaled \$84,000, based on the 2024 property tax valuation for Summit County Area 5. Most of this revenue was received in large lump sums at the beginning of the year, with smaller amounts collected monthly thereafter. SA5 expenses year-to-date included \$490 in administrative costs.
- The split for this year was 76.84:23:15 percentage based on the Summit County Service Area 5 property assessed valuation.
- Lake Rockport Estates had a fund balance of \$73,000, with a \$65,000 budget set aside for water *and roads* to expenses. After reimbursement, leaving a fund balance of \$8,915.
- Carol clarified that Rockport Ranches had already received \$13,778.61 via an electronic SA5 board vote, reducing their available balance to \$44,000, which would decrease after an additional pending invoice of \$14,068.04. Their fund balance would be \$30,821.
- The projected remaining SA5 fund balance would be \$39,000 after expected expenditures.
- The reimbursement can be used for Roads or Water.

Approval of 2025 Budget

MOTION: Nachi Fairbanks proposed the 2025 budget allocation:

- \$65,000 for Lake Rockport Estates
- \$27,500 for Rockport Ranches

Second: Jacquie Nielsen seconded the motion.

Vote: The motion passed as unanimous.

Distributions Approval

Fund Distribution Approval

MOTION: Nachi Fairbanks motioned for the distributions.

- **Lake Rockport Estates:** Requested and was approved to reimburse their water *and road* expenses for \$65,000 as budgeted.
- **Rockport Ranches:** Requested the 2nd reimbursement *for their roads* and was approved for \$14,068.04 for a total of \$27,846.65 for the year.

Second: Eric Miller seconded the motion.

Vote: The motion passed as unanimous.

Invoice Approval for Administrative Services

Carol presented two invoices from KGC Associates, Inc.:

MOTION: Nachi Fairbanks moved to approve both invoices.

- \$185.31 for the third-quarter administrative invoice.
- \$449.44 for October–November administrative services.

Second: Jacquie Nielsen seconded the motion.

Vote: The motion passed as unanimous.

Open Forum:

Lot 185, Lake Rockport Estates: Candace Rust expressed that the meeting had been informative, which was what she had hoped for.

Carol inquired about Candace's residency in Lake Rockport Estates, to which Ms. Rust responded that she had lived there for about five years. Carol then asked if this was her first time attending a meeting, and Ms. Rust confirmed it was. When asked how she found out about the meeting, Ms. Rust mentioned she had been reviewing taxes and started looking into community matters. She also stated that she serves on the board of **Lake Rockport Estates** and is trying to understand how community SA5 funds are allocated.

Ms. Rust voiced concerns about the **poor condition of roads** in the Lake Rockport Estates, emphasizing the need for additional funds to improve and maintain them. She questioned how best to capitalize on available resources to address these issues.

Paul Loeschorn joined the discussion as Ms. Rust explained her purpose for attending, emphasizing her efforts to secure funding to alleviate **Lake Rockport Estates'** financial strain caused by urgent road repair needs. She asked about the total mileage of roads within the community, believing that Lake Rockport Estates has approximately **three miles** of roads, *which was clarified by Ms. Fairbanks, there are eight miles of roads in Lake Rockport Estates.* Jacquie Nielsen responded by asking if someone knew the road mileage of their community, and Paul estimated it to be around **12 miles for Rockport Ranches.**

Ms. Rust acknowledged that the amount of work required to maintain these roads was significant, noting that high levels of traffic likely contributed to the deterioration. She described the LRE road conditions as severe, with **deep ruts and craters**, particularly after a tough winter. Jacquie agreed, stating that similar issues had been discussed in their community. Nachi added that ongoing construction projects in the area had further impact on road conditions.

Jacquie expressed her appreciation for Ms. Rust's participation, emphasizing that attending meetings was the best way to understand and address community concerns.

Road Maintenance Concerns

Eric Miller raised concerns about deteriorating road conditions, emphasizing deep ruts at the entrance past the mailboxes in Lake Rockport Estates. He advocated for considering a second road grading session annually.

Nachi Fairbanks, as President of the Lake Rockport Estates, explained that the primary challenge in scheduling grading was securing mobilization of equipment, a reliable water source and roller for compaction. The board had already increased the road maintenance budget to \$60,000 for 2025, with plans to invest in additional road base material.

Carol introduced the concept of Perma-Zyme, a soil treatment used by Tollgate and Kamas City, which has shown medium success for the short season. The board members agreed to monitor its performance for potential future use in their own communities. Eric Miller noted that **weather conditions played a major role**, as there had been **little to no rainfall during the season**. Nachi confirmed that the LRE roadwork had been completed in **dry conditions**, which may have affected the durability of the repairs. Ms. Rust suggested that the community might need to **resurface the roads a second time** to ensure long-term stability.

Nachi Fairbanks responded by mentioning that **the LRE road maintenance budget had been increased this year**, and Jessica Taylor agreed that this had made a noticeable difference. However, Ms. Rust countered that there had already been money **budgeted last year**, particularly **SA5 funds**, and she believed there were sufficient resources to complete the work **twice**. She expressed confusion over why the second resurfacing hadn't been scheduled.

Nachi Fairbanks clarified that, according to the **Treasurer**, there were **no remaining funds in the LRE budget**. Ms. Rust pointed out that most of the money had been spent on **water pipe repairs and well maintenance**, limiting the funds available for road work. Ms. Fairbanks added that the **cost of a new water company had more than doubled compared to the previous manager**, further straining the budget.

Closing Remarks

The LRE board members concluded that while a second grading session was ideal, financial constraints and necessary budget allocations for water infrastructure limited immediate action. They agreed to reassess at the next Lake Rockport Estates regular board meeting.

Nachi Fairbanks thanked everyone for their participation and for coming to the meeting for the Summit County Service Area 5. With no further business or public comments, the meeting adjourned at 7:53 p.m.