ROCKPORT RANCHES PROPERTY OWNERS ASSOCIATION INC

Regular Board Meeting — May 20, 2026

Location: Kimball Junction Library, Summit County, Utah

Initial Session: 6:06 PM – 6:44 PM | Reconvened Session (Officer Elections): 7:55 PM – 8:00 PM

MEETING MINUTES

BOARD MEMBERS PRESENT

Claus Nielsen — President, Lot A-5

Neil Saunders — Vice President, Lot A-64

Crissy Rasmussen — Board Member, Lot A-44 (remote)

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

Tyson Laspina — Board Member, Lot A-51

Paul Loeschorn — Board Member, Lot A-53

Dennis Hansen — Board Member, Lot A-65

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

Excused:

Randy Farrell — Lot B-3 (confirmed by phone before the meeting that he wished to continue serving)

Carol Steedman — Administrative Secretary/Treasurer, KGC Associates

CALL TO ORDER

President Claus Nielsen called the regular board meeting of the Rockport Ranches Property Owners Association to order at 6:06 PM. Claus noted that, due to a prior scheduling mix-up between himself and Carol Steedman, the board would hold both the regular board meeting and the General Meeting back-to-back at this session.

APPROVAL OF MINUTES — JUNE 25, 2025 REGULAR MEETING

Carol Steedman noted that the minutes from the June 25, 2025, regular meeting had been circulated by email in advance and were available online since last year. No corrections were offered.

MOTION: Claus Nielsen moved to approve the minutes of the June 25, 2025, regular meeting as presented.

> **SECOND:** The motion was seconded by Andrew Davis.
>
> **VOTE:** The motion was unanimously approved.

FINANCIAL REPORT AND ROAD CREW STATUS

Carol Steedman reviewed the 2025-2026 Comparison Financials. Revenue was running approximately $700 behind the same period last year ($7,100 vs. $7,800), attributed to outstanding multiple-lot donation payments not yet received; Carol noted she was coordinating with Dan James, who owns four to five lots, to bring those current. Two board members had outstanding dues at the time of the meeting, and Carol indicated she would process those payments at the board members' request.

Tyson Laspina reported the road crew (himself and Neil Saunders) had logged approximately nine hours of work so far this year, with an invoice pending; the crew was waiting to reach roughly ten hours before billing. No significant road work had yet been done or was required.

WEED MITIGATION, MOWING, AND B LOTS

Paul Loeschorn asked the board to confirm it was comfortable with him continuing to handle weed mitigation and mowing again this year; no objections were raised. Claus Nielsen asked whether Paul had the capacity to also mow the road verges through the B Lots, noting Road Committee member Randy Farrell had flagged that area for fire mitigation due to heavy grass growth; Paul agreed to take it on.

PROPOSED ROAD EXPENDITURE APPROVAL PROTOCOL (WITHDRAWN)

Claus Nielsen proposed a formal spending protocol under which the Roadworks Committee (Neil Saunders and Tyson Laspina) could approve road expenditures up to $2,000 without a full board vote, with anything above that threshold requiring board approval and a quorum. Neil Saunders suggested an alternative of simply emailing all board members for approval, regardless of the dollar amount.

Andrew Davis spoke at length against adopting a new protocol. He stated that in all his years serving on the board, he had never witnessed a vote conducted improperly, and that creating a new rule now would imply something had gone wrong in the past — an assumption he did not accept. He also cautioned that any new bylaw provision would trigger the formal amendment process under the association's bylaws — requiring a majority vote of all members with 30 days' advance notice — and could expose the board to legal challenge from any owner who later disagreed with a decision made under it. Tyson Laspina stated he did not have a strong preference either way, noting he had never had trouble getting paid for road work under the current informal practice.

Neil Saunders noted the association's bylaws do not currently address an expenditure-approval threshold. Carol Steedman clarified that Rockport Ranches is a Property Owners Association (POA), not a Homeowners Association (HOA) — it is voluntary and cannot compel compliance from individual owners, distinguishing it from Lake Rockport Estates and similar HOAs. Andrew Davis had located online and read Bylaws Article 6 (Amendments), Section 1, aloud, confirming that bylaw amendments require a majority vote of all association members with 30 days' written notice. Claus Nielsen agreed that pursuing a new bylaw was not worth the legal exposure and withdrew the proposal, noting the board could instead convene electronically on a case-by-case basis for expenditures beyond routine roadwork, as it had for major storm-damage repairs in the past.

After discussion, the Proposal was withdrawn.

2026 ROAD MAINTENANCE BUDGET

Claus Nielsen reviewed the road maintenance budget, noting the board had set it at $30,000 for the prior year. Carol Steedman confirmed Summit County Service Area 5 (SA5) had committed $27,500 to Rockport Ranches at its November meeting, with authority for the association to draw up to $34,000; the association also held roughly $29,000–30,000 in Zions Bank. Neil Saunders noted the road up toward Ed Wyckoff's property on Hollow Drive and areas such as Cougar Lane, into the B Lots, appeared to need gravel, pending confirmation once Paul Loeschorn's mower was repaired and available to clear the verges for grading. Neil also noted he would inquire whether Summit County's weed-control chemical rebate was still available this year, having missed the window last year.

Claus proposed maintaining the same $30,000 budget level for the coming year, prioritizing heavy traffic roads first and applying any remaining funds to underserved areas such as the B Lots.

MOTION: Claus made a motion to maintain the $30,000 road maintenance budget for the coming year, consistent with the prior year's approved level.

> **SECOND:** The motion was seconded by Crissy Rasmussen.
>
> **VOTE:** Unanimous in favor. Motion carried.

KGC ASSOCIATES INVOICE

Carol Steedman presented an invoice of $1,847.00 covering eleven months of secretarial and accounting services provided by KGC Associates, inclusive of the current meeting.

MOTION: Approve payment of the KGC Associates invoice for $1,847.00 for eleven months of secretarial and accounting services.

> **SECOND:** The motion was seconded by Andrew Davis.
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> **VOTE:** The motion was unanimously approved.

DUMPSTER RELOCATION — BLM STATUS UPDATE

Crissy Rasmussen asked for an update on relocating the dumpsters, discussed at last year's meeting. Neil Saunders reported he had previously provided GPS coordinates and a proposal to the Bureau of Land Management contact, Ben Woolf, who had since transferred the matter to a new land supervisor, Melissa. The federal government shutdown had further delayed a response; Melissa had emailed during the shutdown, confirming the request remained on file, but Neil had not heard back since. He agreed to follow up more assertively, including by phone.

PROPOSED ELECTRONIC GATE

Tyson Laspina proposed installing a solar-powered automatic gate operator at the main lower (south) Kent Canyon entrance, using the existing aluminum gate without any hardware replacement. He offered to install and maintain the system personally, distribute individual access codes to lot owners, issue a rotating code for contractors, and make clicker remotes available for approximately $50 each. He estimated the cost at approximately $3,000. Board members discussed code management for real estate listings (a rotating code changed periodically, e.g., quarterly) and confirmed the project would not affect the association's BLM land use since the physical gate itself is not being changed or relocated.

Claus Nielsen asked whether the system would provide camera visibility if the gate were damaged; the discussion did not resolve a specific monitoring solution at this time. The board agreed the item should also be presented again to the board for awareness before final approval.

MOTION: Claus Nielsen made a motion to obtain a formal cost breakdown for the proposed electronic gate and present it to the board for review at a subsequent meeting.

> **SECOND:** The motion was seconded by Andrew Davis.
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> **VOTE:** The motion was approved unanimously.

"NO ROCKPORT ESTATES ACCESS" SIGNAGE

Tyson Laspina informed the board and requested formal approval that he intended to have signs made reading "No Rockport Estates Access" for placement at the entrance and partway up the hill, modeled on similar signage used by Lake Rockport Estates. He noted repeated instances of visitors and contractors mistakenly using the Rockport Ranches gate while looking for the Estates.

ADJOURNMENT OF INITIAL SESSION

The board recessed at 6:44 PM to allow the General Membership Meeting to convene. The board meeting was reconvened at 7:55 PM, immediately following adjournment of the General Meeting, to nominate officers for the coming year.

BOARD MEETING RECONVENED — OFFICER ELECTIONS — 7:55 PM

Nomination for President

Andrew Davis nominated Claus Nielsen for President.

MOTION: Andrew Davis moved to elect Claus Nielsen as President.

SECOND: The motion was seconded by Dennis Hansen.

VOTE: The motion was approved by unanimous vote in favor.

Nomination for Vice President

Andrew Davis nominated Neil Saunders for Vice President.

MOTION: Andrew Davis moved to elect Neil Saunders as Vice President.

SECOND: The motion was seconded by Paul Loeschorn.

VOTE: The motion was approved by unanimous vote in favor.

ADJOURNMENT

The Rockport Ranches board meeting was adjourned at 8:00 PM.