

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

POA Members:

Dustin Coury (Phone) Lot B-9

Jacquie Nielsen - Lot A-5

Ed Wyckoff – Lot A 54

Dennis Hansen Lot A-65

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 welcomed everyone and proposed that introductions take place once all attendees had arrived.

He then called the general meeting of the Rockport Ranches Property Owners Association (POA) to order at 6:34 p.m..

A summary of the topics discussed is detailed below.

Review and Approval of Previous Minutes

Claus brought up the Minutes from the previous year's meeting, asking if everyone had read them and if there were any changes.

MOTION: Claus Nielsen moved that the General Minutes from June 11, 2024, be accepted as presented.

Second: The motion was seconded by Crissy Rasmussen.

Vote: The motion was unanimously approved.

Financial Report

- The profit & loss sheet was referenced in the packet (second page).
- Reported a record year, with strong donations:
- An additional **\$300** donation was received that day.
 - Total donations: **\$1,100**.
 - Noted that many donations came from new owners.
- Overall income from POA Dues: **\$10,314**.
 - Commended the board — all members paid before the annual meeting.
- Expenses remained standard:
 - Website and liability insurance unchanged.
 - No materials purchased yet.
 - No grading contract yet, but expected later.
- Carol stated that the profit and loss looked standard and healthy.
- She reported \$27,782 in the bank, including new \$300 donations
- Planned committed Summit County Service Area 5 (SA5) budget stood at \$27,500, with up to \$44,000 available, leaving a \$5,000 reserve for 10% Fund Balance.

Roadwork Proposal – 2025

- Introduced planned road maintenance proposal — grading & gravel as needed; dry conditions causing washboarding.
 - — Front entrance, between A-53 and A-2 on Kent Canyon, and asked about other areas.

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- Reported washboarding starting near construction areas.
- Confirmed construction exacerbated it; described property owner at A-14 forced to build a \$25K ring road for a fire permit.
- Dustin Coury, Lot B-9, joined by phone on speaker.
- Claus Nielsen: Returned to maintenance and preferred targeted repairs.
 - Noted two damaged culverts at the switchback needing repair before gravel could be applied.
 - Warned that a major storm could cause damage if the culverts were not fixed, monitoring the weather.
 - Asked if Tyson could handle repairs. Tyson indicated limited capability but could help.
 - Paul Loeschorn: Asked where the damaged culverts were; Jacquie said below their house on the switchback.
 - Claus Nielsen: Clarified two damaged culverts on the switchback, plus another near A-2.
 - Noted some pipes seemed just filled with dirt; Claus said they'd inspect and possibly involve Wayne at Wasatch Back Grading.
- Tyson Laspina: Waiting for rain to grade, as dry conditions would harm equipment.
 - Agreed to handle repairs as conditions allowed.

Clarification of Gate Locations and Ownership

Drew Davis described the layout of the area: the road up to Susan and Jason's gate at the top of Kent Canyon, then past his entrance, where he had placed a wire fence. He explained that the road crosses lots A16 and A13, then loops onto Bonneville land, returns to his property, then onto "Surrey Ridge" and back onto Rockport Ranch land. Drew detailed how John Tebbs installed gates at key points — one at the boundary between A13, A16, and Tebbs' property, and another gate with a chain at Unnamed Road heading southwest. Drew also recounted negotiations where he signed a waiver of liability to use the road despite disagreeing with several clauses, which he believed established that the route was a right-of-way.

Drew noted that owners of lots A23 and A22 had also been locked out but hadn't been very active in pursuing access. He emphasized that he had signed the waiver to secure his access, but recommended that the POA have representation to protect broader interests. Drew observed that the property in question was listed for sale — originally at \$12 million, then increased to \$30 million — and any future negotiations were likely to involve the listing agent, Gary Minor.

Additional Roads and Right of Way

Paul Loeschorn and Drew discussed the regrading of the road past Bridge Hollow Lot 1 and the old platted Rockport Ranch Road, which provides access to two Promontory-owned lots. Drew noted that these roads are also platted rights of way, even though they serve only two lots. Paul underscored that these roads are critical for POA-wide access and not just individual owners, a sentiment Drew agreed with, pointing out that the waiver he signed implicitly acknowledged the right-of-way.

Legal and Strategic Considerations

Paul argued that locking the gate was illegal from the moment it was installed. Drew agreed but focused on securing access for himself first. Ed Wyckoff elaborated that the issue was broader than just one owner — it set a precedent because access to multiple private properties passes through public and private lands, including BLM, DWR, and Lake Rockport Estates. He emphasized the importance of addressing it correctly because similar disputes were likely to arise as land values increase.

Gate Access and Lake Rockport Estates Issues

Paul Loeschorn stated the gate at Lake Rockport Estates remained open, but warned that when it closed, owners would have to approach the Lake Rockport Estates HOA board to gain access, which he found unacceptable. Drew Davis confirmed he passed through the gate that day, and Neil Saunders agreed. Paul argued that this situation was recurring and unfair. Jacquie Nielsen echoed that the Estates always created obstacles, and Drew noted that both the Estates and the Ranches had installed gates over the years. Crissy Rasmussen and Neil Saunders added that if the gate closed, people would inevitably find other routes, such as using Kent Canyon to get back through.

BLM Leverage, Gate Problems, and Maintenance Costs

Ed Wyckoff explained that the POA had leverage against the Lake Rockport Estates because the Bureau of Land Management (BLM) leased that land to the Estates. He emphasized that the BLM was aware of the gate dispute, and in the last communication with the POA, the BLM made it clear that if the Estates refused to resolve the problem, they would come themselves

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and “rip it out.” Claus Nielsen affirmed this statement, noting that the BLM’s position was expressed firmly, and Ed confirmed it was documented in writing.

Ed continued, pointing out that the current gate was unreliable and prone to failure. He remarked that the Estates would not install another gate until they invested in one that actually worked.

In summary, the discussion made clear that:

- Rockport Ranches holds written documentation from the BLM that would remove the LRE gate if access is denied.

Participation in Estates Meetings and Mail Shed Issue

Neil Saunders asked if anyone from the POA participated in Lake Rockport Estates meetings. Jacquie Nielsen replied no, and only the Lake Rockport Estates HOA president occasionally met with their leadership. Drew Davis asked about the previous Estates president, but Jacquie clarified that she no longer ran the board after a breakdown from community pressures. Ed Wyckoff confirmed she and another board member, Alan Lindsley, had stepped down.

Jacquie raised the ongoing problem with the mail/package shed: the Estates refused to give Rockport Ranches the access code, even though packages continued being delivered there. Jacquie recounted finding her package opened and rifled through. Paul confirmed the Estates used to charge Rockport Ranches members for access, but later locked them out, yet mail still arrived there.

Strategy for Resolving Gate Conflict

Ed Wyckoff pressed the board to make a decision rather than delay. Drew Davis pointed out that Rockport Ranches had maintained the Unnamed Road previously — at POA expense — without any objections, establishing precedent and demonstrating a right to maintain and access the road. He emphasized that asking the property owner to remove his gate entirely would be unreasonable, but insisted the POA should demand a key.

Claus Nielsen recalled that he had already sent a proposal suggesting relocating the lock from Susan’s gate to the disputed gate, but had received no response. Paul Loeschorn volunteered to simply move the lock himself, stating he had a spare Ranches lock.

Legal Options and Safety Concerns

Ed Wyckoff advised pursuing the sheriff and then the county attorney to enforce access legally if necessary. He noted that the BLM would also support the POA’s position and force the property owner to install a double-lock system. Ed and others underscored that safety —

particularly fire access — was critical and that the POA's right-of-way could not be lawfully denied.

Ed emphasized that resolving this dispute properly would set a precedent for future access issues as more landowners developed their properties. Tyson Laspina offered to contact the sheriff as a first step and escalate to the county if needed.

Drew Davis explained he had personally secured his access without antagonizing the property owner, but acknowledged that the board might pursue a more formal, forceful approach. Paul stated that the property owner's attorney had instructed them to install gates and "deal with it later," which Drew confirmed after his conversations with the owner and their attorney.

Claus Nielsen suggested the property owner was trying to eliminate encumbrances to make the land more marketable. Ed Wyckoff replied that the owner could not lawfully erase the POA's right-of-way, regardless of his intentions to sell the land.

Paul noted that the property owner also held a lot in the Ranches, making him subject to the same rights and obligations. Drew remarked that any future buyer — even a wealthy developer — would still need access through the Ranches.

Jacque and Claus Nielsen observed that the gate was already badly damaged, likely by a large truck, and had not been repaired in some time. Paul concluded the discussion by acknowledging the need to act before further issues arose.

Drainage and Culvert Repairs

Claus Nielsen introduced the next agenda item: addressing drainage issues and culvert installations. He explained that four culverts required attention — one needed extension, another needed replacement because it was installed too shallow and blocked by rocks, and two others were crushed. Claus raised the idea of seeking compensation from A-14, whose contractor apparently caused the damage, noting that the repairs would be expensive because the culverts are buried 18–24 inches deep.

Claus questioned whether the POA had the authority to assess costs to an owner, but noted that if someone damaged the road, they *should* replace it out of conscience. Paul Loeschorn and Jacque Nielsen agreed that the problematic culverts were in the steep north section, where previous storms had already revealed inadequate drainage. Claus observed that perhaps the POA bore some responsibility for not redesigning the curve earlier, and Jacque pointed out that the board had previously declined to fund such improvements.

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Paul and Claus suggested using rock and fill material from uphill to extend and reinforce the switchback area. Jacquie confirmed the adjacent lot belonged to A-3, who would likely cooperate. Claus proposed constructing a rock bed up to the culvert's level and extending the pipes properly to prevent future washouts. Paul cautioned that rock would inevitably spill onto the road, and Jacquie noted that such repairs would be labor-intensive but feasible with the right equipment.

Claus summarized that there was consensus to proceed with repairs without pursuing A-14 for damages, noting this was a good time financially to act. He also proposed widening the upper section of the road in the long term, but acknowledged this would be a "big deal" requiring heavy machinery and cooperation from landowners.

Both Paul Loeschorn and Ed Wyckoff recalled warning A-14 about the challenges of building there. She proceeded anyway, investing at least \$200,000 into her well and infrastructure.

Jacquie Nielsen suggested taking a board vote on whether to begin incremental improvements to the road, acknowledging the steep costs. Claus noted that the board would revisit this and focus in the short term on making the hairpin turns safer for large trucks.

Road Surface Repairs and Vegetation Control

Claus confirmed that Tyson Laspina was filling potholes near the gate with pea gravel. Tyson added he would keep topping it off as needed. Jacquie suggested that the POA should consider paving it properly to avoid repeat maintenance. Claus acknowledged and tabled it for further board discussion.

They then addressed vegetation control. Claus noted the POA lost its main weed control volunteer, so responsibility now fell back to the landowners. Neil Saunders volunteered to contact the county to borrow equipment and spray the roadsides himself. Ed Wyckoff pointed out that the county also reimburses for weed control chemicals if receipts are submitted promptly.

Tyson and Jacquie both emphasized the need to stay ahead of invasive thistles, which were already worsening in disturbed areas.

Dumpster Pad and BLM Land Use

Claus explained efforts to establish a proper dumpster pad to replace the messy individual bins near the gate. He emphasized the upper pad on BLM land had been used for over 25 years, but wasn't large enough for a garbage truck to turn around. Neil Saunders questioned why the

lower pad wasn't made larger from the outset. Jacquie clarified that at the time it was built, it was believed trucks could back out, but current drivers insist on needing turnaround space.

Tyson suggested cutting into the hill to expand the lower pad. Ed Wyckoff cautioned that since the land belonged to the BLM, they should formally request approval to avoid jeopardizing the POA's good standing with the agency. Ed identified Ben Woolf of the BLM Provo office as the contact, though he noted Ben had been reassigned to a major water project, which delayed responses.

Neil offered to try contacting the BLM and pursue the matter, noting it was better to maintain good relations rather than to proceed without permission. Both Jacquie and Ed thanked Neil and others for their ongoing efforts to resolve the dumpster issue.

Historical Knowledge and BLM Lease

Jacquie Nielsen thanked Ed Wyckoff and Dennis for their long-standing contributions and historical knowledge, particularly regarding meetings with lawyers and negotiations on access and land use. Claus Nielsen stated the board would continue pursuing expansion of the dumpster and parking area and hoped to get BLM approval soon. Ed and Neil Saunders explained the possibility of obtaining a 25-year lease from the BLM, though it might require surveys, paperwork, and formal steps. Ed suggested presenting the BLM with a clear plot map and proposal.

Road Maintenance Budget and SA5 Allocation

Claus Nielsen reviewed the annual road maintenance budget, noting \$30,000 was allocated for 2025. Although the board had already approved this amount, formal approval from the general membership in attendance was still needed.. There was clarification that the funds were discretionary but needed to be used responsibly and could roll over year to year if not fully spent. Carol, Paul, Jacquie, and others clarified the relationship with Summit County Service Area 5 (SA5) and the importance of maintaining good relations with the current fair and reasonable SA5 board, now with a 3-2 voting split in favor of Rockport Ranches interests.

Claus noted that grading alone on Horseshoe, Kent Canyon, and Hollow last time cost about **\$4,000** and that their contractor, Wayne, was very cost-effective. Jacquie mentioned that Wayne sometimes insisted on grading even if the board tried to limit costs, emphasizing his judgment about road conditions.

MOTION:

Claus Nielsen moved to approve the **\$30,000 budget** for road maintenance for 2025.

Second: Crissy Rasmussen seconded the motion.

Vote: The motion passed with a unanimous vote.

Claus added that the board would aim to stay within the \$30,000, but recognized additional emergency funds were available if needed.

B Lots Road Work Proposal

Dustin Coury, Lot B-9, questioned the roadwork at the B Lots area. Claus recalled that two years ago, the POA graded the area but didn't lay gravel because they couldn't secure a supplier. Claus committed to reviewing the situation at the B Lots, noting it was a good time to address it while equipment was already onsite.

Scott Barasch, Lots B-5, B-6, added that some minor erosion issues needed attention, and Claus agreed to include them in the grading plan.

Coyote Road

Claus noted they still lacked full sign-off from all lot owners for work on Coyote Road, so no final resolution could be reached yet. He assured the group they could still work on other roads without infringing on property rights.

MOTION: Claus Nielsen moved to approve a **\$30,000** road maintenance budget.

Second: Crissy Rasmussen seconded the motion.

VOTE: The motion passed with a unanimous vote.

Board Elections

Three board seats were up for renewal. Claus Nielsen, Crissy Rasmussen, and Tyson Laspina agreed to continue. Paul Loeschorn, who had previously filled an open seat, was formally nominated with a term to 2027, and Dennis Hansen was also nominated to fill an open position ending in 2026.

MOTION: Claus Nielsen moved to ratify Paul Loeschorn and Dennis Hansen joining the Board

Second: Crissy Rasmussen seconded the motion.

VOTE: The motion passed with a unanimous vote.

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Adjournment

Claus Nielsen adjourned the meeting at 7:45 PM. All were encouraged to stay and move into the regular Board meeting.