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**IN THE SECOND JUDICIAL DISTRICT COURT IN AND FOR
DAVIS COUNTY STATE OF UTAH**

RACHEL VANMEETEREN,

Plaintiff,

vs.

FARMINGTON CROSSING ON SPRING
CREEK HOMEOWNERS ASSOCIATION;
UTAH MANAGEMENT; and AMCO
AMERICAN ROOFING CO.,

Defendants.

FINAL JUDGMENT

Case No. 240700915

Judge: DAVID J. WILLIAMS

All claims and the rights and liabilities of all parties having been resolved, the Court enters this separate Judgment pursuant to Rules 54(a) and 58A of the Utah Rules of Civil Procedure.

1. Final Judgment in Favor of Utah Management. Final judgment is entered in favor of Defendant Utah Management ("UM") and against Plaintiff Rachel VanMeeteren on each claim Plaintiff asserted against UM in this action, consistent with the Court's March 19, 2025 Ruling and Order Granting Defendant Utah Management's Motion to Dismiss and the Court's subsequent orders reaffirming that ruling. All such claims have been dismissed with prejudice,

and Plaintiff shall take nothing from UM.

2. Remaining Defendants. All claims asserted by Plaintiff against Farmington Crossing on Spring Creek Homeowners Association and AMCO American Roofing Company, LLC have been dismissed with prejudice. As between Plaintiff and those Defendants, each party shall bear its own attorney fees and costs.

3. Monetary Judgment in Favor of Utah Management. UM has previously been awarded monetary judgments against Plaintiff totaling \$40,547.15, consisting of the following cumulative awards:

- a. **\$11,651.25**, awarded by the Court's June 12, 2025 Amended Judgment for Attorney Fees;
- b. **\$18,152.50**, awarded by the Court's December 4, 2025 Order Granting Utah Management's Motion for Amended Attorney-Fee Judgment; and
- c. **\$10,743.40**, awarded by the Court's May 12, 2026 attorney-fee order.

The aggregate amount of \$40,547.15 is stated before application of any payments or credits and is exclusive of accrued postjudgment interest.

4. Cumulative Nature of Awards and Interest. The monetary awards identified in Paragraph 3 are cumulative and do not constitute overlapping or duplicative recoveries. UM is entitled to postjudgment interest on each component award at the applicable statutory rate, accruing from the original date of entry identified for that component award in Paragraph 3 until paid in full. This Judgment consolidates and restates the foregoing awards solely for purposes of entering a case-level judgment under Rule 58A. It does not create an additional monetary obligation, restart or postpone the accrual of interest, eliminate interest already accrued, or alter the original entry

date or amount of any component award, except through credits for payments received or a later fee or cost award entered by the Court.

5. Partial Payments and Credits. UM acknowledges that it has received partial payments through one or more garnishment proceedings. Those payments have reduced the amount presently owing but have not fully satisfied the monetary judgment. Plaintiff shall receive credit for every payment actually received and retained by UM through garnishment or otherwise. Each payment shall be credited only once and shall be applied in accordance with applicable law and the Court's prior orders. This Judgment does not establish a fixed current payoff amount because the amount owing changes as payments are received and postjudgment interest accrues. Nothing in this Judgment constitutes an acknowledgment of full satisfaction. UM shall remain entitled to enforce the unpaid balance until the judgment, accrued interest, and all subsequently awarded fees and costs are paid in full.

6. Additional Attorney Fees and Costs. Paragraph D of the Court's December 4, 2025 Order remains in full force and effect. Under that provision, UM is entitled to recover its reasonable fees and costs incurred after December 4, 2025 that are necessarily expended to: (i) defend against any further filings by Plaintiff relating to UM; or (ii) enforce collection of the fee judgments, upon submission of a short affidavit and proposed order under Rule 73. UM has not yet submitted an affidavit and proposed order requesting determination of the fees and costs incurred after the period covered by the Court's May 12, 2026 award. This Judgment does not determine the amount of those additional fees and costs or limit, adjudicate, or waive UM's right to recover them pursuant to the December 4, 2025 Order. No amount for such additional fees or costs is awarded by this Judgment. If the Court subsequently determines and awards additional

fees or costs, UM may submit an amended judgment incorporating that award as provided by Rule 54(e).

7. Preservation of Substantive Rulings. This Judgment consolidates and restates the operative disposition of the parties' claims and the monetary relief previously awarded. It does not alter or reconsider the Court's substantive rulings, including the dismissal of all claims against UM, the findings supporting UM's entitlement to attorney fees, or the amounts and original entry dates of the monetary awards identified above. Nothing in this Judgment creates a duplicative right of recovery.

8. Continued Enforcement. This Judgment consolidates and restates the monetary awards identified in Paragraph 3, each of which was entered more than 28 days before entry of this Judgment. The 28-day period prescribed by Rule 62(a) has therefore expired with respect to enforcement of each underlying monetary award. Entry of this Judgment does not release, satisfy, quash, suspend, or require reissuance of any judgment lien, abstract of judgment, writ of execution, writ of continuing garnishment, or other enforcement process previously issued or established on the basis of those awards. Each such lien, writ, or enforcement process remains governed by its terms, the Court's prior orders, and applicable law. Nothing in this Judgment prevents UM from continuing lawful collection of the unpaid amounts owing under the existing monetary awards.

9. Finality and Continuing Jurisdiction. This Judgment resolves all substantive claims asserted in this action and the rights and liabilities of all parties. No substantive claim remains pending, and this is a final judgment under Rules 54(a) and 58A.

*****EXECUTED AND ENTERED BY THE COURT AS INDICATED BY
THE DATE AND SEAL AT THE TOP OF THE FIRST PAGE*****

Approved as to Form:

Zachary C. Myers

Zachary C. Myers

Attorney for Plaintiff

*signed electronically by Taylor Jones with
written consent from Zachary Myers