

Hardware Park Mountain Estates Minutes

These are minutes of the HPME Development Committee Meeting held October 24, 2018

Hardware Park Mt Estates Development Committee Meeting

October 24, 2018

Attending: Mike Jones, Roger McFarland – committee chair, Kevin Higley, Neil Christensen.

1. Talked about the moose kill
2. Talked about the permits and possibility of having them available at the gate?
 - a. But will somebody be at the gate at all times?
 - b. Time frame of getting information associated with the permits.
3. Mike worked gate security and shared with us some of the concerns.
4. Bounce dryer sheets help keep mice out of the cabin.
5. Mike (old Weaver cabin) wants to fix up that cabin. Roger and Kevin went and checked it out.
6. Anderson's want to build a cabin. Going through the process according to bylaws. Septic tank approval getting easement situated so they can move on. Fabricated metal cabin
7. We talked about making sure the easement is secure and filed with the county and state to secure our entrance into Hardware Park Estates, across Byram's property.
8. Harrop's and Christensen's are having a road issue. Harrop's have closed access to the Christensen family. Has it been resolved or does the board need to get involved?

Hardware Park Mountain Estates Minutes

These are minutes of the Board Meeting of HPME held:

At the home of:
Michael and Jayne Gailey
3333 S 1000 W
Syracuse, Utah 84075

Thursday November 8, 2018
7:00 PM

Notice of this meeting had been sent to all board members ten days prior to the meeting. Present at the meeting were the following:

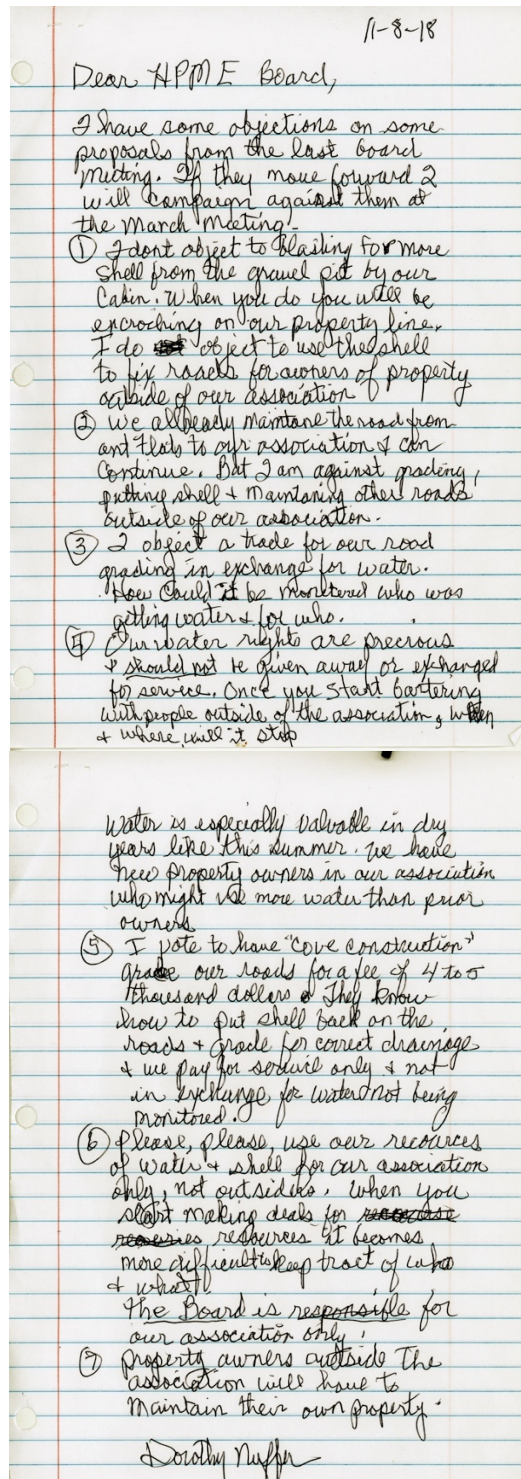
Farrel Lewis [President]	Bruce Peterson [Board]	Mike Schmidt [Board]
Kevin Higley [Board]	Rubylyn Vernon [Board]	Dennis Kendrick [Board]
Nate Arriotti [Board]	Kevin Higley [Board]	Gary Nuffer [Treasurer]
Mike Gailey [Secretary]	Absent:	Rick Patterson [Board] (excused for medical issue)

7:00 PM Call to order – Farrel called the session to order stating that a quorum was present with a prepared agenda. The group expressed condolences to Rubylyn at the death of her father-in-law Stew Vernon. He was one of the original landowners within the Association and had been active on the Board in the past. His fingerprints can be found associated with the progress of HPME over many years. He will be missed.

Communications – Farrel requested that Mike Gailey conduct the business of the Communications Committee. Mike asked the Board for an approval of the minutes of the Board meeting held Thursday, September 8, 2018. Ruby placed a motion before the Board to accept the minutes as prepared. Nate placed a second. The vote was unanimous. Mike reported that he had not been successful in contacting the Beishlines concerning continued harvesting of shale on their property. Mike has made multiple attempts by phone and two emails that have not been responded to. Mike will continue to try and make contact with them.

Gary shared a letter from his wife, Dorothy, concerning the harvesting of shale and the trade of water outside of the Association. The letter was read by Bruce Peterson. The letter is placed here for preservation.

Hardware Park Mountain Estates Minutes



The Board discussed the content of Dorothy's letter. After much discussion of the supply of shale, the maintenance of the North Gate Road, and our limited water supply, Ruby placed a motion before the Board to restrict the use of shale from the North Gate Road because it services few members and these members prefer the road "as is", and is the sole access for River Birch and

Hardware Park Mountain Estates

Minutes

Emergency Preparedness -- Mike Schmidt reported to the group that his committee was currently seeking permission from members where monuments calling out GPS helicopter-landing sites would be placed at the Association. He had no other action items at this time.

Activities – Bruce reported that the attendance at the Summer Picnic was down from the last year. Attendance was estimated to be over 200 the prior year. This year's attendance was about 80. There was a brief discussion concerning why it may have been so. Historically the activity has occurred on the 1st weekend of August to avoid the Weber County fair. There was also a brief discussion concerning the scheduled general meeting of the membership in March 2019. The date for that meeting is March 14, 2019. The Board meeting will be moved to the first Thursday in March [March 7, 2019]. Mike Gailey reported to the Board that he will not be able to attend the Board meeting that month because of a Syracuse City commitment. Someone else will need to be assigned to record minutes of the Board meeting. This will be discussed in January.

Development – Kevin reported to the Board that the law suit levied against the Byrum family over an access easement with a party seeking to develop west of the Association has been dropped. He had little additional information at this time. There ensued a discussion concerning formalizing the easement that we currently enjoy across Byrum's property. It was determined that we ought to seek a MOU [memorandum of understanding] between the Byrum family and the Association as their property will be changing generational hands soon. Kevin recommended to the Board that his committee be assigned to develop the MOU with the Byrums. A second to the motion was made by Dennis. The vote was unanimous. Kevin shared with the Board the minutes of the Development Committee that met on October 24, 2018. Those minutes have been inserted into this minute at its proper sequence.

Roads and Maintenance -- Ruby reported that several maintainers had not performed as committed. The Board was unified in the resolution that credit for work this year not be granted. There was some discussion concerning Clint Gailey being asked to join the Roads and Maintenance Committee as the road's superintendent. Farrel mention that he had spoken casually to Clint about making that assignment and he seemed open to it. Ruby indicated that she would be speaking with Clyde Hinderliter, the current chair of that committee, and seek his input. Mike Gailey was asked to see if Clint were willing to serve.¹ Ruby reported no other items for discussion.

Hunting – With the absence of Rick discussion on this topic was limited. It was the general observation of the Board, that there was a great deal of time this year during the hunts when no security was provided. It was also the general feeling of the Board that there needs to be more policing inside the Association boundaries during hunts, checking to see who is actually hunting and if the party is justified. It was the general feeling that we had many outsiders again hunting this year. The Board requested that Rick be prepared to discuss options at the January meeting.

Farrel asked that the Board discuss the legal moose harvested at Buck's Pond. DWR has confirmed that the kill was a legal kill, however, the leaving of the discarded carcass in the drainage leading to Buck's Pond was deemed unacceptable practice by the Board. The moose was reportedly harvested by members of the Judkin's family. The Board discussed this issue and its concern for the water supply at that location. Hunting etiquette would have demanded that the remains not be simply abandoned in that drainage along the roadside. After some discussion, Ruby made a motion that a letter be sent to Rick Judkins from the Board censuring this activity. Bruce placed a second before the group. The vote was unanimous. Mike Gailey was assigned to draft a letter to Rick Judkins formally stating the unacceptable nature of the actions taken by those granted hunting

¹ Accordingly, Mike contacted Clint and he is more than willing to serve as of November 10, 2018. His phone number is:

Hardware Park Mountain Estates Minutes

access by him. Mike accepted this assignment. Mike was also tasked with writing an amendment to the hunting CCRs concerning the abandonment of animal remains on property not owned by the hunter. This amendment to CCRs can be adopted without approval of the general membership since it is regulatory in nature and not legislative.

Water and Health – Nate reported on the flow rates at all springs. It was noted that very little flow is occurring at the East Spring. That is very common at this time of year at the East Spring, but we have been in extreme draught conditions. The Board asked that the general membership be surveyed concerning water use at the March meeting. Ruby shared with Mike Gailey a copy of a former survey that might be used. Mike will have a survey prepared for the March meeting and will add an agenda item to discuss mosquito abatement at the property as requested by Blaine Oakeson.

Other Business – Farrel drew attention to a written letter of complaint drafted by Bruce Judd concerning the activities of a non-member land owner east of the Association concerning destruction of his property within the Association. For historical purposed that letter has been placed in this minute.

October 2, 2018

To: Hardware Park Mountain Estates Board

From: Bruce Judd

I am writing to you so that the Board can address an issue concerning a trespassing on Association Property on the weekend of May 11th, 2018.

I witnessed Jeff Morrell and his several Jeep buddies trashing the roads in their Jeeps and other 4x4 vehicles. It had been raining and the road were indeed very wet and muddy.

The damage to our personal property road and association roads was extensive in some parts.

Jeff saw me at the top of my driveway and just kept going knowing full well he was on private property! (I did take some pictures of the damage)

The money he pays for dues does NOT cover the damages to our driveway and certainly does not give him access to the rest of the properties and roads in the association since his property is outside of the association boundaries. My wife and I have also seen him getting water from

The East Springs in the past. We did not know at the time he was not supposed to be doing this, as we were brand new to the association. If we see this again, we will take pictures!

Please let me know if I can be of further help in resolving this situation.

I sincerely hope this is brought to his attention so that this will come to an end as none of us should have to tolerate his trespassing and damage to our roadways!

Thank you,

Bruce Judd

Hardware Park Mountain Estates

Minutes

Mike Gailey reviewed with the Board Article XIII – Claims of Nuisance or Failure to Comply with Association Bylaws and Restrictive Convents stating that the complaint issued by Mr. Judd against Mr. Jeff Morrell was outside of Association bylaws because Mr. Morrell is not a member of the Association. A discussion ensued among the Board. It was reported that there was an issue this year with Jeff Morrell seeking hunting permits. No one was quite sure if that issue had been resolved with Rick absent. After some discussion Mike Schmidt made a motion that a letter be drafted to Mr. Morrell confronting him with these charges. A second was made by Bruce. The motion passed unanimously. Mike Gailey was assigned by Farrel to draft that letter. Mike accepted that assignment.

Adjournment – Kevin made a motion to adjourn. The motion was seconded by Nate. The motion was passed unanimously. The meeting adjourned at 9:25 PM

Next scheduled Board Meeting: January 10, 2019