

These are minutes of the General Meeting of Landowners of HPME held:

At the Syracuse Utah Community Center  
 1912 W 1900 S  
 Syracuse, Utah 84075

Thursday March 21, 2019  
 7:00 - 9:00 PM

Notice of this meeting had been sent to all members thirty days prior to the meeting. Present at the meeting from the leadership were the following:

Farrel Lewis [President]	Bruce Peterson [Board]	Mike Schmidt [Board]
Kevin Higley [Board]	Rick Patterson [Board]	Dennis Kendrick [Board]
Nate Arriotti [Board]	Rubylyn Vernon [Board]	
Gary Nuffer [Treasurer]	Mike Gailey [Secretary]	

Landowners Present at the meeting:

Column1	Column2	Column3	Column4	Column5	Column6	Column7
LastName	1Section	1Lot		LastName	1Section	1Lot
Abraham	36	60		Judkins	25	1
Allen	36	6		Justensen	25	7
Allen	36	6		Kendrick	25	21
Ariotti				Lamb	24	7
Benson	25	29		Laramee	36	62
Betten	25	57		Lewis	25	39
Boswoth	36	35		Liljenquist	24	15
Boyce	24	3		Lovato	25	55
Brunson	25	30		Loveless	25	30
Bull	25	51		Lucas	36	38
Burbank	25	36		Maurice	24	13
Burnett	25	60		McArthur	36	56
Burrows	36	42		McFarland	24	11
Bushman	25	2		Medina	36	26
Casazza	24	2		Meier	25	30
Christensen	36	12		Nagel	36	22
Dixon	25	7		North	36	8
Eddy	36	50		Nuffer	36	23
Eddy	36	50		Oakeson	36	32
Egbert	36	2		Ombach	24	1
Flint	36	30		Painter	0	
Fowers	25	20		Patterson	25	61
Fowler	36	18		Peterson	36	51
Gailey	25	31		Reams	25	9
Green	36	12		Rendon	36	26
Grimaud	36	42		Ridges	36	58
Grover	25	62		Schmidt	25	37
Gurule	36	49		Schmidt	25	37
Harrop	25	4		Shradley	25	23
Higley	24	11		Summers	25	64
Hill	25	60		Torrice	24	6
Hinderliter	24	12		VanAusdal	25	27
Hooper	25	53		Vernon	36	21
Howell	24	10		Willits	36	29
Johnson	36	17		Wilson	24	16
Jones	25	32				
Judd	25	25				

Landowners Represented by Proxy and certified by the secretary were:

1LastName	1Section	1Lot
Barnes	36	40
Buttars	36	10
Jones	25	33
Lockhart	25	63

All others not listed above are assumed not to have been present at the general meeting.

Prior to beginning of the meeting member lot owners were asked to check in with Gary Nuffer and pay 2019 assessments.

At 7:05 PM Farrel Lewis, President called the meeting to order stating that this was the annual general business meeting of the Hardware Park Mountain Estates Land Owners' Association; that notice had been duly given and that a quorum was present. He also directed the body to the prepared agenda.

Welcome: Farrel asked for anyone new to stand and introduce themselves to the group.

**Election of New Officers:** Farrel asked Mike Gailey to come forward and to conduct the elections of new officers. The terms of Kevin Higley, Rubylyn Vernon, and Nate Arriotti will expire on March 31, 2019. This will create three vacancies. Mike informed the body that Kevin, Ruby and Nate have agreed to have their names placed in nomination. That motion was ratified by the Board and the body by common consent. Mike stated that nominations from the floor were opened. After being duly nominated and receiving a seconds, the names of Russell Ridges and Michael Jones were also added to the ballot. Seeing no other action from the floor, Mike Gailey closed the nomination period. Prepared voting authorization cards had been distributed to landowners or their representatives at the meeting as a means of taking roll. Ballots were distributed to those holding these cards. The ballots were gathered and returned to the secretary for tabulation.

**Presentation of the Financial Statement:** Farrel asked Gary Nuffer to present the current Association financial statement.

**Hardware Park Mountain Estates  
Financial Statement  
for fiscal Year 04/01/2018 thru 03/31/2019**

	Total Dues Assessments Rec. & Expenditures paid out	Rainy Day Fund
<b>Beginning Balance 04/01/2018</b>	\$49,152	\$15,863
Annual Assessments 2018-2019	\$6,950	\$600
Annual Assessments 2019-2020	\$3,500	\$455
Special Assessment Roads		
Keys	\$25	
Maps		
Work Credits		
Interest & Penalties		
<b>Sub-total 2018-2019</b>	<b>\$10,475</b>	<b>\$1,055</b>
<b>Funds Available</b>	<b>\$59,627</b>	<b>\$16,918</b>
<b>Funds Disbursed:</b>		
Board Meetings (03/21/2019)	\$ 180	
Annual Picnic (08/11/2018)	\$ 595	
<b>Roads:</b>		
Grading	\$ -	
Roads (gravel, shell, Equipment & etc)	\$ 21,627	
Repairs	\$ -	
Fuel	\$ -	
Rental Equipment Insurance	\$ 2,063	
Misc. Weed Abatement	\$ 1,950	
<b>Total Roads</b>	<b>\$ 25,640</b>	
<b>Security:</b>		
Deer Hunt		
Gates & Fences		
Keys		
<b>Total Security</b>	<b>\$ -</b>	
<b>Springs:</b>		
Testing		
Bucks Springs		
East Springs	\$ 49	
South Springs		
West Springs		
<b>Total Springs</b>	<b>\$ 49</b>	
<b>Taxes:</b>		
State Franchise Fee	\$ 123	
Corp. Registration	\$ 13	
<b>Total Taxes</b>	<b>\$ 136</b>	
Bank Charges		
Newsletter		
Postage	\$ 59	
Printing		
Flowers		
Supplies		
D & O Insurance	\$ 1,347	
Website	\$ 76	
Filing Fees		
<b>Total Disbursements</b>	<b>\$ 28,082</b>	<b>\$ -</b>
<b>Ending Balance as of March 5, 2019</b>	<b>\$31,545</b>	<b>\$16,918</b>



Gary then presented a list of landowners not current with the Association fees:

<b>Assets:</b>		
10/1/2015	Screen	MESCO \$ 10,127
<b>Hardware Park Mountain Estates Membership Assessment Past Due as of March 5, 2019</b>		
Lot No.'s	Last Name	Balance 06/30/2018
25-14, 25-15, 25-16	Ekstrom	\$ 300
25-53	Hooper	\$ 300
36-57	Hill	\$ 160
25-8	Huckleberry	\$ 522
36-37	May	\$ 300
25-11; 25-12; 25-13	Moore	\$ 300
36-8	North	\$ 900
25-54	Salaz	\$ 900
36-61	Tremea	\$ 1,720
<b>Balance Due</b>		<b>\$ 5,402</b>

Gary called for an acceptance of the financial statement. A voice vote was held. The acceptance passed without opposition.

**First Door Prize:** Bruce Peterson and the Activities Committee conducted the first award of the evening. Members were asked to wait to claim their winning until after the meeting.

**Roads and Maintenance:** Farrel asked Ruby to give a report on road work done this year. She reminded the group that the Association had banked funds from the previous year to allow the hiring of dump trucks and drivers to transport road base from the pit to the eastside of the property. This was a huge endeavor last year. By the end of that project, the pit material had been nearly exhausted. The group encountered some difficulty in moving material any further south from the East Spring because of the narrowness of the roadway. Multiple loads of base have been stockpiled at the East Spring for distribution this year. In all practicality, there can be no further excavation at the pit without permission from Robert Beishline and continued blasting. The Board is looking into this possibility. Ruby thank her committee and several Association families for their support of this project. She stated to those who would like work credit for maintaining roadways to check the website. All former assignments have been deleted, and those wishing to participate should resign on the website beginning April 1<sup>st</sup>.

**Development:** Farrel asked Kevin to give a report on the workings of the Development Committee. Kevin helped the body understand that this committee serves the Association members in any new development that they undertake. He asked them to contact him or a member of that committee if they planned on any improvement to their property that included the building of a structure or the cutting of a roadway, even if the roadway was contained solely on land owned. He urged new landowners to make themselves aware of the Bylaws and CCR's that govern the Association.

**Emergency Preparedness:** Mike Schmidt led the group through a discussion of each landowner developing an emergency preparedness plan for those that use his property. He also made the group aware of the existence of helicopter landing sites that his committee keeps registered with medical evacuation teams in the state. He asked members to leave all gates open should an emergency arise allowing free access to the property.

**Security and Fire:** Dennis explained to the group the project completed last year to place concrete barriers at the south end of the property where ATVs have been gaining access to the property. This barrier should decrease trespass from that access. He also requested that if you come across an open gate, please close the gate. He reminded the group that leaving gates open and unattended is not permitted and subject to fine based on Association Bylaws.

**Second Door Prize:** Bruce Peterson and the Activities Committee conducted the second award of the evening. Members were asked to wait to claim their winning until after the meeting.

**Hunting:** Rick Patterson led the group in a spirited debate concerning who should be granted access to the properties for hunting. He stated from the outset, that no change would occur in hunting access until 2020, but he'd like to have a discussion on the following items:

1. Only members and immediate family may hunt Moose on Association properties
2. Discontinue the allowance for any guests to hunt on Association properties.
3. Limit hunting permits to four permits per paid assessment

After considerable discussion Rick asked for line-item expression of support for each of these proposals. Item #1 was in general looked upon with favor. Item #2 was also accepted. There was considerable push-back on Item #3.

Mike Gailey, who serves the body as parliamentarian, interceded at this point explaining to the body, that hunting regulation comes under the total charge of the Board of Trustees by virtue of the Bylaws. Just like in a municipality, public hearings are held to survey the opinion of the residents, elected officials still control the rewrite of any ordinance. Our CCRs are the ordinances of the Association. The Bylaws represent the constitution. Tonight's discussion amounts to a public hearing on these issues. Although not bound by the results of tonight's discussion, of course, the Board, will do everything possible to balance their decision with what they have heard this evening. Watch the website of action by the Board on this issue, remembering nothing changes this year.

Election Results: Farrel announced the following elections results. The vote tally in this year's election was very close between all parties. The results hung on just two or three votes. Elected into office to serve a two-year term were:

Rubylun Vernon  
Nate Arrioti  
Russell Ridges.

**Water and Health:** Nate reported the result of water testing performed by Stevan Wilson, our Association water master. All springs tested passed last year. He also requested that water flow rates for last year be posted on the website. There was a discussion to encourage landowners to increase their water storage, capitalizing on the water flow that is available earlier in the year.

**Final Door Prize:** Bruce Peterson and the Activities Committee conducted the last award of the evening. Members were asked to wait to claim their winning until after the meeting. Bruce mentioned to

the group the summer picnic that will be held on August 3<sup>rd</sup> this year. Watch the website for more information.

**Work Credit Program:** Farrel reviewed the goals of the Work Credit program. There were questions asked concerning property owners taking on more than one assignment and being compensated for that assignment. The Board will discuss this in the future and make a determination. Farrel asked for integrity in performing those tasked. It is critical that if an assignment is accepted that it be completed at the standard required by the Association.

Farrel thanked the body for its attendance and stated that we were in adjournment.

9:05 PM