

These are minutes of the Board Meeting of HPME held:

At the homes of:
 The various members of the Board and the President by way of Zoom.us

Held as a Zoom Meeting
 Join Zoom Meeting
<https://us02web.zoom.us/j/9695647250?pwd=eGZJT2F4REdEY01Zc1ZEdGI5Nkx5dz09>
 Meeting ID: 969 564 7250
 Password: 141486
 Because of the Covid-19 Epidemic
 Links were sent to all Board Members
 Mike Gailey provided the link
 7:00 PM

It must be recorded that March meeting of the Board scheduled for March 12, 2020 and the General Meeting of the Membership scheduled for March 19, 2020 to be held in the Syracuse, Utah Community Center were canceled upon order of Governor Gary Herbert of the State of Utah. Syracuse City was under a partial activation of its EOC [Emergency Operations Committee] and had also forbade the usage of their facility. That facility was rented for the evening of the 19th for \$270.00 and those funds are available for refund or future use by the Association as of this writing. All of this occurred because of the Covid-19 Virus Epidemic of 2020.

Notice of this meeting and its agenda had been sent to all board members ten days prior to the meeting with a link to Zoom. Present at the meeting were the following:

Farrel Lewis [President]	Bruce Peterson [Board]	Nate Arriotti [Board]
Mike Schmidt [Board]	Debbie Schmidt, Committee Chair	Russ Ridges [Board]
Dennis Kendrick [Board]	Rick Patterson [Board]	Rubylyn Vernon [Board]
Mike Gailey [Secretary]	Missing were:	Gary Nuffer [Treasurer]—had difficulties attempting to connect but supplied the group with a financial statement
Supplied with a link but never connected were:	Roger McFarland [Development Chair]	Kevin Higley [Development]

Welcome—Farrel welcomed the group to the May Board meeting at 7:00 PM stating that a quorum was present. He commented on the uniqueness of a virtual meeting and was grateful for that technology.

Communication—Farrel asked Mike Gailey to report on the activities of the Communication Committee. Mike offered the Board minutes of the January 10, 2020 Board Meeting and asked if there were any corrections to those written minutes. Farrel mention that this was a long-ago memory. Seeing none, Farrel asked for a motion to approve the minutes. Dennis offered a motion to approve. Rick placed a second before the Board. There was no discussion the vote was 7 in favor of accepting the minutes as recorded.

Mike reported that he’d been assigned to create a new item concerning Roadway Parking by the Board. At this point Mike presented a draft of the language of that revision. It is placed here for completeness:

SECTION II ROADWAYS

2.1 Easement: An easement is hereby reserved over, on and through the Association for the construction, installation, and continued maintenance, repair, reconstruction, replacement and

removal of such water pipeline and electrical distribution lines and circuits as may from time to time become necessary to serve water and electric installations located within the boundaries of Hardware Park Mountain Estates.

2.2 Association Roadways: Original roads and rights-of-way having already been established within the Association are jointly owned and maintained by the Association.

2.2.1 Member Lot Owner Right of Unrestricted Right-of-Way: Each member lot owner in good standing, his immediate family and guests, have a perpetual easement and right to travel all established Association roadways.

2.2.1.1 Ingress and Egress Rights: Member lot owners, their immediate family and all guests, shall gain vehicular access to Association properties only through security gates owned and maintained by HPME.

2.2.1.2 Respect for Others: All recreational vehicular travel is to remain on Association roadways. Travel on private roadways may be restricted by the member lot owners.

2.2.1.3 Recreational Off-Road Travel: Recreational off-road travel is prohibited within Association boundaries.

2.2.1.4 Vehicular and ATV Travel: Member lot owners, their immediate family and guests, shall cease all recreational travel on roadways during quiet time hours.

2.2.1.5 Vehicular and ATV Safety: Member lot owners, their immediate family and guests, shall maintain prudent, safe, and controllable speeds on all Association roadways, but at no time shall speeds exceed 15 miles per hour.

2.2.1.6 Altered Vehicles and ATVs: Vehicles and ATVs that have been modified with equipment that will damage Association roadways are prohibited from use.

2.2.1.7 Sound Levels: Vehicles and ATVs that generate sound levels greater than 85 decibels at the operator position are prohibited.

2.2.1.8 The Parking of Vehicles Along HPME Maintained Easements: The parking of all vehicles whether car, truck, bike, recreational ATV, trailer or 5th wheel along any Association easement that blocks the flow of two-way traffic along said easement shall be determined to be a nuisance violation by the landowner and said owner shall be subject to penalty under Article XIV of the Bylaws. Construction or maintenance vehicles are exempt, but arrangements must be made in advance with the Road and Maintenance Committee and roadways block only under its direction or that of the President. [Suggested: May 2020]

2.2.2 Roadway Maintenance and Cache County: The County does not own, nor is it obligated to improve or maintain, any Association owned right-of-way.

2.3 Reserved:

The text met with the approval of the Board and was ordered placed on the next General Meeting of the Membership for hearing followed by possible adoption by resolution of the Board. This change will be shared by email and surface mail to all landowners.

Finances—Gary Nuffer had trouble connecting with the link at home. He sent Mike Gailey a copy of the current financial statement for presentation to the Board. It is placed here for completeness.

Security and Fire—Farrel asked Dennis to report on the actions of this committee. Dennis said there was nothing to report at this time. For completeness it should be noted that this year should have been a key-exchange year. Because the Board and general membership has not been able to meet due to Covid-19, the key exchange will occur next year. All keys will remain the same this year.

Emergency Preparedness—Mike Schmidt reported that he had 500 wallet-sized cards that he was planning to distribute and the general meeting canceled in March. He wondered about getting those to Association members. After some discussion it was determined that Gary our treasurer should be asked to send another mailing to all members. He generally does a second billing of fees after the general meeting. Mike and Debbie will get those cards to Gary. More discussion occurred later in the meeting about this mail notice.

Activities—Bruce reported that his plan was to continue work on the annual picnic to be held August 1, 2020. [At the time of this meeting the Covid—19 status was orange which limited gatherings to 20 people. As of 5/16/2020 most of the state is now yellow and would permit this gathering with social distancing.]

At this point, Farrel, directed discussion toward the issues before the Board regarding the end of term of three members of the Board and himself. Because no election occurred in March, Bruce, Nate, Ruby and Farrel are all serving beyond their term. One solution was to hold a general meeting by way of Zoom. This virtual meeting of the Board was deemed to be successful and the desire of the Board was that in the future meetings of the Board could be held in a virtual setting. After much discussion it was determined that might be a problem for some and so the idea of meeting in a designated place in June was proposed. Through discussion it was determined to announce a special, emergency meeting of the general membership the evening of Wednesday, June 3, 2020. With the lifting of the Covid—19 status to yellow groups of less than 50 can be sustained with social distancing maintained. Mike Gailey suggested that he check on the availability of an outside pavilion next to the Syracuse Community Center to hold that meeting and limit attendance at that meeting to one member-landowner or proxy of that landowner. Our normal attendance at those meetings has been 80-90. By limiting attendance to one voting member per lot this restriction can be met. It was also determined that discussion that evening would also be limited, and the time together shortened. The agenda for that meeting would simply be to hold an election, hold hearings on changes to the hunting and roadway CCRs. The Board would then act on both of these considerations by resolution. Mike Schmidt was assigned to get Helicopter Landing Site cards to Gary immediately. Mike Gailey was assigned to prepare a letter to the general membership explaining the calling of the emergency meeting. Gary would then prepare and then send a second billing to go to those who haven't paid fees in a new mailing. These assignments were accepted.¹

Roads and Maintenance—Ruby asked Mike if the Road Maintainers list on the webpage had been changed for the new year. Mike reported that they had not. Normally he doesn't do so until after the Board meets for the March General Meeting of Members. Mike was instructed by the Board at this point not to reset any assignments to the Work Credit Program to 2019.²

Ruby asked Farrel concerning the grading of the roads this year. Farrel suggested that Claire Cole from Cache County be used. The grading that was done last year was not the best. Farrel will make contact with Claire.

Ruby asked Farrel about blasting this year. Farrel reported that he had been in contact with a man named Alex at Forth and Goal Blasting of Oakley, Utah. As soon as roadways are completely clear he will take this

¹ Mike Gailey has checked with the City of Syracuse and the pavilion north of the Syracuse Community Center has been scheduled for June 3, 2020 between 6-9 PM. Mike has also posted on the blog of HPME.org notice of this special emergency meeting. Those registered with the website have received email notice of the proceedings of this meeting and that of the emergency meeting of landowners.

² The Work Credit lists have been restored to reflect last year's assignments.

company's representative to the property to survey both sites. It was determined that Pine Canyon was still not passible by ordinary means. Farrel will wait two weeks and then proceed.

Hunting—Rick asked Mike Gailey if the proposed changes to the hunting CCRs were available. Mike shared with Rick that they are as part of the Downloads section on the website as 2020BylawsRC. It was determined that the changes in the hunting CCRs would receive a hearing and then placed before the Board for vote during the special emergency meeting on June 3, 2020. The same is true of the amendment to the Roadway section of the CCRs.

Health and Water—Nate reported that he had been in contact with USU concerning the spraying of noxious weeds. The extension service is online to spray again this year. He inquired about USU billing us for this service. It was assumed that this service came to us by way of grant from the federal government.

Miscellaneous—The group discussed the yurt bed and breakfast enterprise that has come adjacent to HPME to the west. [<https://www.utahyurt.com/monte-cristo-yurt>] The promotional video at this website definitely shows people recreating on Association properties. Mike Gailey was assigned to seek a dialog with the owners of the yurt. He will contact Steve Thomas and Val Byrum and seek their support. Once contact is made, he will contact the Board for instructions. Dennis was assigned to create a sign to inform nonmembers that they were entering private roadways and would be charged with trespass. [Photos from video on the website mentioned follow the text of this meeting. They are placed here for the record. The fellows in this video are definitely on private property most of the time. Their skiing downhill begins on Association property. On snowmobiles they climb onto Association properties all near Wayne Summers' and Natalie Betten's cabins.]

Farrel brought up the issue with a fellow named Tucker that is suing the Sheep Creek development. He'd like to see the key that this fellow has to our lower gate removed from his possession. Through discussion it was determined that all keys, both to the lower gate and upper gates be exchanged next spring. Notice would be sent to property owners west of HPME that we'd like to gather their keys back and reissue for security reasons. If they return a key, it can be recut to facilitate the order. There will be more discussion of this proposal at a future board meeting. Dennis will lead the discussion and communication with Gary.

The Board discussed the possibility of meet under normal conditions by Zoom. All were in favor of doing that. Farrel suggested that the July meeting be at the property.

Farrel called for a motion to adjourn. Ruby made the motion and it received a second from Rick. The vote was unanimous.

Adjourned: 9:15 PM

Next meeting on or about July 9th. Place TBA



