

# Hardware Park Mountain Estates Minutes

These are minutes of the Special General Meeting of Members of HPME held:

Syracuse Community Center  
1912 S 1900 W  
Syracuse, Utah 84075

The Island Splash Pad Pavilion  
Wednesday, June 3, 2010

It must be recorded that the March meeting of the General 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 due to the Covid—19 Pandemic. When the governor changed the recovery phase to yellow, we were allowed to gather in groups of no more than 50 with social distancing. Written and email notices were sent to members advising to gather, but to limit representation to one person per lot owner. No refreshment was served. All elected members, the president, all members of the Board, the treasurer and secretary were present.

**Welcome**—Farrel Lewis welcomed the group to the special meeting at 6:18 PM stating that a quorum of the members was present. He rehearsed the purpose of the meeting due to cancellation of the March 19<sup>th</sup> meeting. Shared with the group was the fact that tonight’s meeting would be abbreviated and only critical matters discussed. Those matters were the election of officers; a hearing before the members for the change in CCRs regarding hunting and recreational shooting, and a hearing before the members of an addition to the CCRs regarding parking along HPME roadways. Farrel asked Mike Gailey to conduct the election.

**Election of New Officers**—Mike reported that three members of the Board and the president have been serving beyond their term because of the cancelled meeting in March. Those whose terms have lapsed were:

Farrel Lewis, President  
Rubylyn Vernon  
Nate Ariotti  
Bruce Peterson

Notice had gone out to the membership that all of the above were willing to continue their service. Others could now be nominated from the floor to serve. Mike Gailey opened the floor for nominations for president. Hearing and seeking none, he called for a motion from the body to retain Farrel Lewis by acclamation of the membership. An appropriate motion and second were forthcoming. Mike called for a voice vote. After that response he called for nays. There being none, Farrel is retained as the HPME President for a three year term.

Mike asked for additional nominations from the floor to serve as a trustee on the Board. Russ Ridges placed the name of Ron Bushman to serve. Ron was not present and without his knowledge this was denied. Russ called Ron Bushman and reported that he would be willing to accept that nomination. That being resolved, Mike asked all present to write the name of Ron Bushman on the ballot that had been distributed to lot owners or their proxies. There were no other nominations from the floor. Mike closed the nomination period. Mike asked each lot owner present to now vote for members of the Board; to vote for three of the now four candidates. He asked that each ballot be tendered with a showing of the lot-number sheet provided earlier in the meeting.

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Mike retired with Gary Nuffer to the southside of the restroom building to tally votes. The voting is reported as such:

Ron Bushman	18
Bruce Peterson	36
Nate Ariotti	31
Rubylyn Vernon	37
TOTAL VOTES CAST	122

The results of the election were shared by Farrel at the end of the meeting.

**Changes to the CCRs Regarding Hunting and Recreational Shooting**—Rick Patterson reintroduced this topic to the membership reminding them that we had discussed these changes last year at the general meeting. Now, the written text had been shared with the membership by mail, email, on the web, and a copy of the changes was attached to the agenda distributed. Russ Ridges and Ruby Vernon still were opposed to no guest if they had no hunters in their immediate family. They proposed that those like them be allowed to invite a guest to hunt with them. This discussion continued for some time but didn't seem to find a majority. Rick called for a vote of the membership to adopt the changes to the CCRs. Mike Gailey, secretary and acting parliamentarian expressed concern over that action seeing that the organization bylaws created a representative form of government. Only the Board can adopt these changes by resolution. The vote was stopped and referred back to the Board. No further action was taken by the Board at that time. Mike asked for a show of hands, as a strawman, of those present who would be willing to support the creation of a variance panel to review cases like that brought before the membership by Russ and Ruby. Ten hands were raised. It is the secretary's judgment that those ten hands represented about 25% of those voting members present. This item will be placed back on the agenda for the board meeting to be held in July 2020.

**Additions to the CCRs Regarding Parking on HPME Roadways**—Rubylyn led this discussion and explained complaints received regarding the passage on roadways at times. Now, the written text had been shared with the membership by mail, email, on the web and a copy of the changes was attached to the agenda distributed. The addition met with little opposition. This item will be placed back on the agenda for the board meeting to be held in July 2020.

The following non-agendized items were briefly discuss:

1. Gary Nuffer delivered an abbreviated financial report.
2. Mike Schmidt spoke briefly about the cards containing the helicopter landing sites that had been mailed to members. He had more at the meeting. Farrel thanked him for his efforts and recounted the story a few years back where those sites saved a young man's life.
3. Dennis Kendrick asked the members for compliance in shutting and locking gates.
4. Farrel reported on the intent of the Association to hire a blasting company from Oakley to blast the shale pit one more time. It was also shared with the group that Kevin Pearson was going to allow the Association to mine shale on his property on the eastside.
5. Rubylyn asked all Road Maintainers to keep the assignment they had last year. The listing of Work Credit Assignments has not been cleared this year because of the Covid—19 complications.
6. Nate Ariotti reported that USU would be at the property next week to spray for noxious weeds. Any landowner wishing to hire USU to spray his property may contract with them to do so. Those interested were requested to see Nate for information.

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7. Nate Ariotti and Stevan Wilson reported on the status of the water. Last year's reports were all clear. The springs have not been sampled yet this year. There was some discussion on what to do with the reduced flow at the East Spring. It is our poorest producing spring. This will be considered by the Board.
8. Bruce Peterson reminded the group of the Summer Picnic to be held August 1, 2020 if permitted. More will follow.
9. There was brief discussion about the B&B Yurt being operated on the west side of HPME property. All were asked to kindly direct folks associated with that enterprise off association properties and then make complaint with the Board. The Board will contact the owner.

Farrel announced the election results.

Farrel called for a motion to adjourn. A proper first and second were received. The motion carried.

Farrel declared the meeting adjourned. 7:20 PM