

These are minutes of the General March Meeting of Landowners held Thursday, March 16, 2023. The meeting was held at the Syracuse Community Center:

1912 S 1900 W
Syracuse, Utah

The gathering began at 6:00 PM with member given opportunity to meet with Gary Nuffer, the treasurer to settle account balances.

The General Meeting was called to order by Farrel Lewis, President at 7:00 PM stating that a quorum was present, and the body could transact business. There were 62 landowners present.

Present at the meeting from the leadership were the following:

Farrel Lewis [President]	Mike Schmidt [Board]	Dennis Kendrick [Board]
Roger McFarland, Board	Rick Patterson [Board]	Nate Ariotti, [Board]
Russ Ridges [Board]	Gary Nuffer, [Treasurer]	Mike Gailey [Secretary]
		Absent were:
		Ron James [Board]

Farrel welcomed all to the annual meeting. Rick Patterson had arranged with DWR to have Officer Nick Vidrine, present. The agenda was set aside that Officer Vidrine could address the body.

Hunting:

Last fall two moose were poached at the property. Officer Vidrine was present then and has been investigating the incident. He stated that the case is still ongoing, and he will keep Rick Patterson up to date. He reviewed the consequences of being found guilty of poaching in the State of Utah. He asked all present to keep eyes open at the property and report anything that is suspicious. He believes that the guilty party has access to the HPME properties. The Association has been offered the help of an attorney on retainer to the DWR. Rick is in contact with this professional. He commended the Association for its action in offering a penalty for the owner of the property that allowed access for the poaching incident and a reward for those whose efforts led to the arrest and conviction of the offender. He then thanked the Association for its help and departed.

Barbara and Leon Burrows asked for and were granted a point of personal privilege to address the body:

Barbara thanked the Boards of HPME over the years for their service. They were some of the earliest purchasers of property, buying it from Gale Winterose. Leon was her second husband. Her first husband shot her and some of her children. When she married Leon, they bought the property and it became a haven for the family. It was a place of peace.

Nominations for Officers of HPME:

Farrel asked the secretary, Mike Gailey to conduct the business of presenting nominees for election to the membership. Mike personally thanked Roger Howell for his efforts in securing nominees for tonight's election.

Mike called each candidate forward to introduce themselves to the membership. He began with those nominated for the office of president in alphabetical order.

Darlene Gardner: Darlene came forward and rejected the nomination throwing her support to Scott Green. There was some spirited debate between members of the Board and Lance Gardner, Darlene's husband. It is the opinion of the Development Committee that the family has not followed the Bylaws and CCRs regarding the building of three structures on their property. The Committee also disclosed that there had been issues with the County in obtaining a Use Permit. She asked that her name be stricken from the ballot.

Scott Green: Scott introduced himself to the body. He accepted the motion that those voting for Darlene to support him. Scott feels the Bylaws and CCRs are outdated and too restricted. He called the current leadership dictators.

Farrel Lewis: Farrel thank the body for their support over the years. He thanked them for supporting his 10-year plan to improve roads. He would like to finish that plan. He thanked the boards of the past, and those now serving for

giving so freely of their time to represent the body. He encouraged all members of the Association to serve in some capacity at some point.

Mike Gailey asked if there were anyone who would like to nominate someone from the floor. Seeing none, Mike then moved on to those nominated to serve on the Board. They were introduced again in alphabetical order.

Ron Bushman: Ron was nominated by Russ Ridges. Ron and his brother have own property in the Association for about 10 years. Ron is a faithful support of projects undertaken by the Board.

Rick Patterson: Rick has owned property at HPME for about 30 years. He is currently a Board members serving the Hunting Committee.

Russ Ridges: Russ mentioned that he has a son that has special needs. Their property is their sanctuary away for the business of city life. He currently serves on the Board over Roads.

Mike Schmidt: Mike is currently a Board member. He is the liaison to the Emergency Preparedness Committee.

After these introductions, Mike asked for nominations from the floor. Debbie Schmidt nominated Sue Flinders, a new member of the Association to serve. Sue accepted the nomination.

Sue Flinders: Sue thanked the body for the opportunity to serve. She has great experience in organization and management. She said she would be delighted to serve.

Mike Gailey instructed the body to write Sue's name in on the ballot.

There were no further nominations at this point. Mike closed the nominations period.

All were instructed to vote and pass their ballot folded to the center of the room.

First Door Prizes Offered:

Ron James was in Europe. His son, Taylor, conduct this activity.

Finances:

Farrel asked Gary to present the current financial statement to the membership. This Gary did.

**Hardware Park Mountain Estates
Financial Statement
for fiscal Year 04/01/2022 thru 03/31/2023**

	Combined Total	Membership Fees	Road Maintenance Fees	Rainy Day Fund
Beginning Balance 04/01/2021	\$52,959	\$0	\$30,833	\$22,126
Annual Assessments 2022-2023	\$26,834	\$ 2,173	\$21,689	\$2,972
Annual Assessments 2023-2024	\$5,890		\$5,183	\$648
Keys	\$1,000	\$ 1,000		
Maps				
Interest & Penalties				
Recovery				
Sub-total 2021-2022	\$33,724	\$ 3,173	\$26,872	\$3,620
Funds Available 02/28/2023	\$86,683	\$3,173	\$57,705	\$25,746
Funds Disbursed:				
Board Meetings	\$360	\$360		
Annual Picnic (8-7-2021)	\$456	\$456		
Roads:				
Grading	\$11,800		\$11,800	
Roads (gravel, shell & etc)	\$25,236		\$25,236	
Repairs				
Fuel				
Rental Equipment Insurance				
Misc. Weed Abatement	\$70	\$70		
Total Roads	\$37,106	\$70	\$37,036	
Security:				
Deer Hunt				
Gates & Fences				
Signs	\$102	\$102		
Keys				
Total Security	\$102	\$102	\$0	
Springs:				
Testing				
Bucks Springs	\$27	\$27		
East Springs	\$12	\$12		
South Springs				
West Springs	\$12	\$12		
Total Springs	\$51	\$51	\$0	
Taxes:				
State Franchise Fee	\$124	\$124		
Corp. Registration	\$10	\$10		
Total Taxes	\$134	\$134	\$0	
Bank Charges				
Postage	\$93	\$93		
Printing				
Flowers				
Supplies	\$113	\$113		
D & O Insurance	\$1,334	\$1,334		
Website	\$460	\$460		
Filing Fees				
Total Funds Disbursements	\$40,209	\$3,173	\$37,036	\$0
Ending Balance as of February 28, 2023	\$46,474	\$0	\$20,669	\$25,746

Gary asked for a motion to accept the financial statement as presented. The vote was a voice vote with no opposition.

Hunting:

Rick continued his discussion of hunting. He first recognized the loss of the Association of Dan Harrop. Dan died last fall. He had been a great supporter of the Hunting Committee. He then reviewed the process for obtaining permits to hunt on Association properties. Farrel mentioned that the Association is really a coop. Rick also mention that all property owners retain the right to post their land.

Safey and Fire:

Farrel asked Dennis Kendrick to report on this committee's actions. Dennis reminded the members of the need for all persons to have training in operating ATVs in the State. This is a newly enacted law. He said the training is available online. He reminded the members that the speed limit on Association roads in 15 mph.

Second Door Prizes Award:

Taylor James the distributed the remaining prizes for the night.

Emergency Preparedness:

Mike Schmidt presented all members with a new card that give helicopter landing site coordinates for emergency evacuation. He then reviewed the procedure to be followed by members in an emergency. It is preferred that two members of the party involved go to the Ant Flat Gate. One member stays there to monitor the gate. The other member drives on to the Ant Flat Road to wave first responders in. Farrel and Mike Schmidt both underscored the point that this is the only time a gate may be left open.

Water and Health:

Nate Ariotti reviewed what the Water and Health Committee has been doing. He showed charts of flow rates for last year and previous years. He commented on the drought last year. It has effected our springs. He reported the Jake Forsgren will be at the property to spray for noxious weeds in June. The price is \$50 for the first 50 gallons; \$1 per gallon thereafter.

The committee is also working on a rewrite of the Water Site Plan that will be sent to Safe Drink Water. That process is now ongoing. The springs will be tested every year instead of everyother.

Roads and Maintenance:

Russ presented a new plan to the body. Instead of property owner being assigned a section of road to maintain, work parties will be organized by the committee for the first Saturday each month. To fulfill a work credit voucher, 8 hours of work will be required by the property owner. If the property owner engages two adults, the requirement is 4 hours per person. Each committee member will be assigned a specific Saturday to oversee the work. Worst spots will be tackled first. Russ asked anyone to contact him for a particular spot needing attention.

Development:

Farrel asked Roger McFarland to comment on the process that needs to be followed if a landowner wants to further develop a property. Roger said that a lot of the unrest in the Association right now has been caused by landowners not following the process called out in the Bylaws and CCRs. He placed emphasis on the fact that there is a process, and it needs to be followed, both with the County and the Association. He mentioned that there were posters at every spring describing the process. Ignorance of the process is not an excuse.

Election Results:

Farrel asked Mike to report on the Election.

For President:	
Scott Green	23
Farrel Lewis	39

For the Board:	
Ron Bushman	31
Rick Patterson	50
Russ Ridges	46
Mike Schmidt	31
Sue Flinders	23

The tie between Mike Schmidt and Ron Bushman was settled by a flip-of-a-coin conducted by Mike Gailey and Roger Howell. Mike Schmidt won the toss.

Closing Comments:

Farrel thanked the membership for coming. Asked them to put the Summer Picnic on their calendars. This will be August 5, 2023. Time: TBA.

Adjournment: 9:15 PM