

# Hardware Park Mountain Estates Minutes

These are minutes of the Board Meeting of HPME held:

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

Thursday, 17, 2017 [This meeting was initially scheduled for January 12<sup>th</sup>, but lacking a quorum was rescheduled to January 17<sup>th</sup>.]  
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]	Kevin Higley, [Board]	Bruce Peterson [Board]
Rubylyn Vernon [Board]		Mike Gailey [Secretary]
Absent:		
Richard Lamb [Board]	Nate Arriotti [Board]	Paul Burbank [Board]
Mike Field [Board]		Gary Nuffer [Treasurer]

**7:00 PM Call to order** – Farrel called the session to order stating that a quorum was not present.

**Discussion on the Issuance of Emergency Powers be Granted to the President** – Seeing that a quorum of the Board has not been present to any scheduled Board meeting since the July session, a discussion ensued concerning the use of emergency powers granted to the president and the right of the remaining members of the Board to act. Although this decision was not deemed to be life or limb in nature, the residual of the Board present this evening granted the president power to proceed, and they would seek the written approval of other board members after they had had a chance to review the minutes of the meeting.

10.1.1 Emergency Decisions: The president of the Association has authority to act in an emergency, life or limb decision for which time is of the essence. Such decision must involve the immediate security, health and safety, or other issue for which there is not time to convene a quorum of the Board. In any case, the president of the Association shall make his decision known to the other officers of the Association within 48 hours.

10.2 **Decisions of the Board Outside of a Regularly Scheduled Board Meeting**: A quorum of the Board shall have the right to take any actions outside of a regularly scheduled meeting of the Board, which they could take at any such meeting, by obtaining the written approval of each member constituting the quorum. Any action so approved shall have the same effect as though taken at a regularly scheduled meeting of the Board. Written approval, coming from members of such a quorum, shall be deposited and recorded by the secretary of the Association, and become part of the regular minutes of the decisions and actions of the Board.

Ruby placed a motion before the residual members of the Board present empowering the President to allow business to be conducted this evening. A second was made by Bruce Peterson. The vote was 3-0.

**Abandonment of Position on the Board** -- Farrel led the group in a discussion of Mike Field's actions within the Board of Trustees of the Association. After some discussion the group agreed

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that Mike has abandoned that role and such was declared by common consent.

**Communication** – Because of the lack of a quorum, the minutes of the meeting held July 14, 2016, September 9, 2016 and November 10, 2016 could not be approved and accepted. Mike asked for a motion from the members of the Board present to accept those minutes. Bruce Peterson made a motion to accept the minutes. Kevin placed a second. The vote was 3-0. Farrel also concurred. Mike presented a working budget of \$700 to the Board for next years Communications Committee budget.

With Nate not being present there was no report on the Facebook page.

**Finances** – With Gary Nuffer not in attendance there was no discussion of finances. The group discussed the rekeying of gates this spring. Mike mentioned that he had spoken with Gary, and that Jay Ombach is working on getting the keys ready for distribution. The locks at the gates will need to be serviced with new tumblers before May. Out of this discussion Farrel was given permission to buy new locks if needed.

The group discussed changing the route for right-of-passage-only landowners. After some discussion it was deemed appropriate to direct those non-Association landowners to the north gate for access to their property. This would mean that disgruntled non-members could not leave high volume gates open out of defiance. This position was presented in the way of a motion made by Bruce and seconded by Kevin. The vote was 3-0.

The group discussed locking up water hydrants to keep non-Association landowners from stealing water. There was concern for Association members needing water and not having a key with them being able to access water. This item was tabled for discussion in the larger group.

**Emergency Preparedness** – With Paul Burbank not present, there was no discussion on these items.

**Activities** – Bruce presented his budget and plans for the March General meeting to be held on March 22, 2017. That meeting will be held at the Syracuse Community Center beginning at 6:00 PM with key reissue. The General meeting will begin at 7:00 PM.

**Development** – Kevin expressed concerns concerning the CCRs and the number of accessory sheds that might be built per lot. Kevin expressed that in the original CCRs that a limit of two [2] 200 square foot accessory sheds were allowed per lot owner. He can find no guidance in the current CCRs concerning this issue. Kevin was assigned to have the Development committee review the entire CCRs and be prepared to present an amendment at the March Board meeting.

**Road and Maintenance** – Ruby expressed her concerns concerning run-off this year. She

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supports a budget similar to last year's budget. Traditionally 75% of the fees paid by members has been dedicated to road work and maintenance.

**Security and Fire** – With Richard Lamb not present, no report on the hunt was made. Kevin suggested that HPME stickers or hangers be prepared to mark vehicles that represent members of the Association. Kevin formalized that suggestion with a motion that was seconded by Ruby. Ruby took on the assignment to produce this hanger by the March meeting.

**Miscellaneous** – Farrel discussed the upcoming election to be held at the March general meeting. The following position are up for election:

President [3 year term]

Three Positions on the Board [2 year term]

One Position on the Board [1 year term to replace Mike Field]

Farrel agreed to have his name placed in nomination for president Ruby and Kevin agreed to have their names placed in nomination for Board

Meeting adjourned at 9:15 PM