

Hardware Park Mountain Estates Minutes

These are minutes of the General Meeting of HPME held:

Syracuse Utah Community Center
1912 S 1900 W
Syracuse, Utah

Wednesday, March 22, 2017
7:00 PM

Notice of this meeting had been sent to all members 30 days prior to the meeting. Present at the meeting were the following board members:

Farrel Lewis [President]	Kevin Higley, [Board]	Bruce Peterson [Board]
Rubylyn Vernon [Board]	Nate Arriotti [Board]	Richard Lamb [Board]
Paul Burbank [Board]	Gary Nuffer [Treasurer]	Mike Gailey [Secretary]
Absent:		
Mike Field [Board]		

6:00 PM Gary Nuffer had sent notice that he would be there at 6:00 PM to begin the key exchanged that had been ordered by the board and for the payment of this year's assessment.

7:00 PM Call to order – Farrel called the session to order stating that a quorum was present.

Welcome—Farrel welcomed all to the meeting asking for those who were new to the Association to introduce themselves. The Magruder's introduced themselves. They have bought the property owned by John Arbon. 36:11.

Nomination and Election of New Officers--The following positions were up for election this year:

- President of the Association (3 year term)
- Three Members of the Board (2 year term)
- A new Member of the Board to full the final year of Mike Field's term

The following individuals had agreed to have their names placed into nomination prior to the meeting.

President	Board
Farrel Lewis	Kevin Higley
	Rubylyn Vernon
	Nate Ariotti

The secretary asked for nomination from the floor for president of the Association. Seeing and hearing none, he asked for a motion to appoint Farrel Lewis by acclamation. The appointment was made by acclamation, unanimously.

The secretary then asked for nominations from the floor for additional board members. The following names were place in nomination:

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Rick Patterson	Russ Ridges	Clyde Hinderliter
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Ballots were distributed to the voting members of the body. A vote was conducted and the meeting continued.

Financial Report—Gary prepared and presented a financial report for the years 2016-17. Following his report it was accepted by the body without objection.

Door Prize #1—Bruce Peterson presented the first of three door prize session. He thanked Scott McArthur for his generous gift to tonight’s door prizes. He has made an end table from wood harvested at the property. Bruce reported on the efforts of the Activities Committee during the past year. The August Summer Picnic will be held on August 5, 2017 beginning at 1:00 PM at Lockhart’s picnic area.

Roads and Maintenance—Rubylyn gave a brief report on roads. She also suspects damage to the roads this year because of the heavy runoff. She cautioned the use of the roads when they are muddy in that this practice creates ruts that lead to destruction of the roadway. She reviewed the Work Credit program and encouraged road maintainers to look up as they cleaned. A 14 foot right-of-way is the requirement of the Work Credit program.

Development—Kevin Higley spoke to the purpose of the Development Committee. This committee functions to help members stay in compliance with building code and Association CCRs. He mentioned that the Board had asked this committee to review the current CCRs. They will be working on this project this year and will have a report for the next general meeting.

Emergency Preparedness—Paul Buttars announced the creation of helicopter landing sites at the property. These sites are listed on the website for the use of the membership.

Door Prize #2—Bruce conducted the second round of door prize distribution.

Security/Hunting—Richard Lamb reported on the efforts made this year regarding security and the hunts. He reported that the issuance of permits will be a requirement again this year. There was a comment made from the body, that the Board consider charging guest to hunt the property. Richard replied that he would take that back to the Board for consideration.

Election Results—Farrel asked the secretary to report on the election results. They follow:

President	Board
Farrel Lewis	Kevin Higley
	Rubylyn Vernon
	Nate Ariotti
	Rick Patterson (one year term)

Water Report—Farrel requested that Mike Gailey report on the state of the current water issues at the property.

In June of 2016 the current water master for the Association, Stevan Wilson, had called Mike reporting the Weber Basin Water Conservancy District had refuse a sample that he had taken from the springs. He was told that water system had been shut down. Mike was asked by Farrel to look into this claim. Mike learned that this statement was not true, and that the tech at Weber Basin had made an error, but in dialoging with the Utah Division of Drink Water had learned that

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no test reports had been sent to them for the last two years. Claims had been made by those charged within the Association that they had taken samples to Bear River Health Dept. Those charged with sampling said that one, time Bear River Health had spoiled some of their sampling. An inquiry was made at Bear River Health. They went back through their records and could not substantiate the claim made. Like the Division of Drink Water, their last record was in August of 2014, the last record recorded. Over time this problem was resolved with Stevan's help in resampling our springs. We need to be diligent in sampling so as to not lose our nonpublic status with the Division of Drink water. At this point Mike asked the body if there were any reports of illness during this two year term of non-testing. None were reported.

Mike also reported on issues with our claims to water dating back to 1969. He reported participating with the Utah Division of Water Rights concerning out claims. They have been ordered by the First District Court to clean up their records. Mike reported meeting with Ted Dean of that division and working out our claims to water. The Association owns 3.717 acre feet of water that we may access through four springs. These springs are represented by two claims:

25-4338

25-4339 and their diversions.

Work Credit Discussion—Farrel led the group in a discussion of the fine-tuning of the Work Credit Program. He first stated that the mode of communication with the Work Credit Program was the Association website: www.hpme.org. The records kept their will be the official records of the Work Credit Program. In practice some have agreed to assignments without registering with the website.

Farrel also underscored the policy, that it is the landowner's responsibility to vouch certain that the work was performed by completing the voucher available online. Before Fall of 2017 this voucher will be available as an electronic form to be submitted to the secretary who will then distribute this information to Board members. Voucher submission will be accepted between November 1, 2017 and December 31, 2017. Any voucher submitted after that date will be denied.

Farrel pointed the group to a handout listing what was currently listed on the website by assignment and asked those present to proof their assignment.

Adjournment—Farrel thanked the group for coming. The body adjourned at 9:00 PM