

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, July 20, 2017
7:00 PM

This meeting had been rescheduled from July 13, 2017 because of the lack of board members to form a quorum

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]
Nate Arrioti [Board]	Paul Burbank [Board]	Rick Patterson [Board]
	Clyde Hindeliter [Roads' Chair]	Mike Gailey [Secretary]
Absent:		
Gary Nuffer [Treasurer]	Richard Lamb [Board]	Rubylyn Vernon [Board]

7:00 PM Call to order – Farrel welcomed the group and called the session to order stating that a quorum was present. Mike informed the board that he had been notified by Rubylyn and Richard that they would be absent.

Communications – Farrel asked for an approval of the minutes of the meeting held May 11, 2017. Paul placed a motion before the Board to accept those minutes as recorded. Nate placed a second before the body. The vote was unanimous to accept those minutes as recorded. Farrel asked Mike to report on the letter sent to property owners outside of the Association on the eastern border. Mike reported to the body that he had sent the letter ordered by the Board to those landowners. Farrel and he had decided not to send the notice to the Fulmers' since they regularly pay dues. The letter was sent to Jeff Morrell, Ken Hollis, Lonnie Chatelain and David Dedrickson. Since the letter was sent, Jeff Morrwell has paid his full assessment as a member. As of this writing, Lonnie Chatelain has not responded. [Paul mentioned in the meeting that he had encountered Lonnie Chatelain at the First Gate and he had requested that he allow him in. Paul reported that he had denied him access.] David Dedrickson has responded to the Board with a threat to take legal action. Mike reported to the Board that following consultation with Farrel he was assigned to dialog by phone with Mr. Dedrickson. Mike made contact with him and had negotiated a settlement wherein Dr. Dedrickson would pay 75% of the regular fee for members that was dedicated to roads. At the present time that would be \$120.00. He agreed to pay annually this amount for six [6] years doubling the amount on that sixth year and pay nothing on the seventh year. He requested two additional keys. It was determined to charge him \$25 a key for these additional keys. [It was determined that Dr. Dedrickson had been issued two keys at the March general meeting that open all gates in error.]

Following this conversation an email was sent to the secretary backing away from this settlement. Mike shared that email with the Board and requested direction from them. Mike presented to the board, copies of warranty deed concerning the Dedrickson parcel wherein they claim right-of-way access is mentioned naming both the South Gate and Middle Gate as access points. Research has shown that the only specific mention of access is not by gate listing, but only stated as access by "existing roads" as they existed in 1978 when the property was first sold by Buck to Empire Enterprises. It was mentioned that the only existing roadway giving access to Mr. Dedrickson as this point that existed in 1978 is the north access. Since 1978 the roadway giving access to the south end of the property has been moved twice, most recently

in 2011. The roadway providing access called out in 1978 providing access to the "Middle Gate" was abandoned in 2010 and a new right-of-way obtained from Steve Thomas and the Byrums and now called the Center Gate road.

Mike reported that he has obtained keys from Gary to give to Dr. Dedrickson. He was instructed to continue to negotiate with him. It was duly noted that Dr. Dedrickson uses more of the provided access roads than any member in that he must fully cross Association managed properties the reach his property. All Association members use less in obtaining access. [All notes and supporting documents on this issue are recorded in Filemaker Pro under Dedrickson on the secretary's computer.]

Finances – Gary was not present for this meeting. He had, however forwarded to Mike a copy of the financial statement. Farrel reviewed the statement with the Board present.

**Hardware Park Mountain Estates
Financial Statement
for fiscal Year 04/01/2017 thru 03/31/2018**

	Combined Total	Membership Fees	Road Maintenance Fees	Rainy Day Fund
Beginning Balance 04/01/2017	\$31,486	\$1,786	\$16,103	\$13,597
Annual Assessments	\$4,195	\$400	\$3,235	\$560
Special Assessment Roads	\$0			
Keys	\$25	\$25		
Maps	\$10	10		
Work Credits	\$0			
Interest & Penalties	\$0			
Sub-total 2016-2017	\$4,230	\$435	\$3,235	\$560
Funds Available	\$35,716	\$2,221	\$19,338	\$14,157
Funds Disbursed:				
Board Meetings (03/22/2017)	\$ 26	\$ 26		
Annual Picnic (08/05/2017)	\$ -	\$ -		
Spring Clean-up	\$ -			
Roads:				
Grading	\$ -			
Roads (gravel, shell & etc)	\$ -			
Equipment	\$ -			
Shell Pit Blasting	\$ -			
Repairs	\$ -			
Fuel	\$ -			
Work Credit (Roads)	\$ -			
Misc.	\$ -			
Total Roads	\$ -		\$ -	
Security:				
Deer Hunt	\$ -			
Gates & Fences	\$ -			
Keys	\$ -			
Total Security	\$ -	\$ -		
Springs:				
Testing	\$ -			
Bucks Springs	\$ -			
East Springs	\$ -			
South Springs	\$ -			
West Springs	\$ -			
Total Springs	\$ -	\$ -		
Taxes:				
State Franchise Fee	\$ -			
Corp. Registration	\$ -			
Total Taxes	\$ -	\$ -		
Bank Charges				
Newsletter	\$ -			
Postage	\$ 61	\$ 61		
Printing (Maps)	\$ -			
Flowers	\$ -			
Supplies	\$ 85	\$ 85		
D & O Insurance	\$ 1,296	\$ 1,296		
Website	\$ -			
Filing Fees	\$ -			
Total Disbursements	\$ 1,468	\$ 1,468		
Ending Balance (06/30/2017)	\$ 34,248	\$ 753	\$ 19,338	\$ 14,157

Paul placed a motion before the Board to accept the current financial statement. Kevin placed a second. The motion passed unanimously.

Emergency Preparedness – Paul reported that the committee is working on updating the Emergency Preparedness map. There was discussion concerning the marking of the helicopter landing sites and the placing of permanent markers. There was discussion on what information should be placed on the markers and how they might be constructed to prevent vandalism. Paul indicated that they would continue to work on marking these sites more permanently.

Activities – Bruce brought the Board up—to-date on the plans for the August picnic. He said that Natalie Betten had reported that the tables had been vandalized. [Since the meeting Bruce has inspected the tables and the damage to them appears to have been caused by record snowfall. He feels they can be easily prepared.] Bruce thanked Paul for assistance in obtaining product for the picnic through his employment.

Development -- Kevin reported on the progress being made by Roger Howell on his intent to build a cabin on his property. The individual property owners have met together and worked out an agreement to move the access roads to their properties when Roger develops. A decision will be made then as to whether the proposed changes become Association right-of-ways or if they gate their properties. There was brief discussion on the CCRs being worked on by the committee but now final report.

Roads – Clyde attended the meeting for Rubylyn who is in Alaska. He explained the Roads Committee's decision to pass on major work this year and combine this year's budget with next year's to be able to be more cost-effective in working on roadways further from the quarry. In the meantime, small improvements have been made using Hal Jones and Russ Ridges.

Security – With the absence of Richard Lamb this report was tabled.

Hunting – Rick asked for a directory of Association members and a list of those serving on the Hunting team. Those were provided to Rick by email. He will meet with this committee and begin the process of organization. He asked for permission from the Board to have new banner prepared for posting the the gates. The board approved a \$300.00 budget for this project. [Mike has changed all of the forms on the website to 2017.]

Water and Health – Nate reported to the Board that Steve Wilson has been active in testing the springs. Mike reported that Steve had contacted him when the State's Drink Water people emailed him wanting information. Mike reported that he had made contact with Drink Water and that their questions had been answered. Mike asked that he be allowed to communicate with State agencies because of his involvement over the years he knows the folks to talk to.

Miscellaneous – Farrel reported to the group that he had taken a bush-hog to the property to see if the sides of roadways could be managed by the piece of equipment. He was pleased with the outcome. This will be discussed more later. Farrel working with Jay Omback has replaced all locks to the brass type because they are more durable. Farrel reported that the sheep herd below the property was attacked by a pack of four wolves that killed several ewes and lambs. The DWR was involved in this incident.

Adjourned: 9:15 PM