

# Hardware Park Mountain Estates Minutes

These are minutes of the Board Meeting of HPME held March 11, 2021

The various members of the Board and the President attended by way of Zoom.us. Farrel asked that this meeting be held via Zoom as the Covid-19 Pandemic was still ongoing.

Notice of this meeting and its agenda had been sent to all board members ten days prior to the meeting with a link to Zoom. Present at the meeting were the following:

Farrel Lewis [President]	Bruce Peterson [Board]	Russ Ridges [Board]
Mike Schmidt [Board]	Debbie Schmidt, Committee Chair	Rick Patterson [Board]
Rubylyn Vernon [Board]	Gary Nuffer [Treasurer]	Mike Gailey [Secretary]
Absent:	Nate Arriotti [Board]	

**Welcome**—Farrel welcomed the group to the March 11th Board meeting at 7:05 PM stating that a quorum was present.

The entire meeting was spent preparing and agenda in the form of a Keynote presentation to be used in the March 18, 2021 General Meeting of the Membership allowing reports by all members of the Board. The minutes of that general meeting will include the presentation as well as what was discussed via Zoom.

Farrel adjourned this meeting at 8:30 PM.

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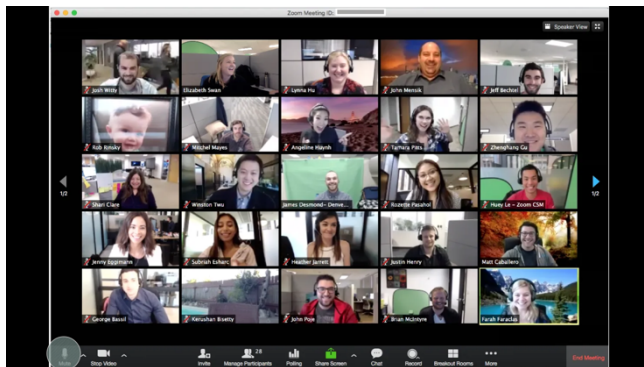
Notice of this meeting and its agenda had been sent to all board members ten days prior to the meeting with a link to Zoom. All members will be credited with attendance at this meeting due to difficulties some experienced in connecting by Zoom. Those difficulties have now been resolved.

There were 57 participants in the Zoom meeting. There were 46 voting members in attendance. Chad Christensen was represented by proxy.



Opening Slide. This slide was shared at the opening of the General meeting as landowners were admitted to the meeting. A test meeting was scheduled the evening before the General Meeting to allow landowners not familiar with Zoom to test their ability to connect. 7 members tested Zoom the night before. They all joined the meeting with ease.

A brief tutorial of the screen was shared with those who had connected, explaining how to mute, share, chat, view the meeting.



Farrel Lewis called the meeting to order stating that a quorum was present. He then welcomed new landowners to the Association.



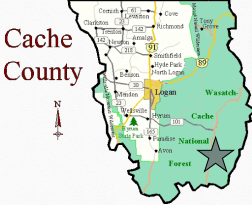
# Hardware Park Mountain Estates Minutes

## Water and Health

Nate

- ❖ Spring Flow Charts
- ❖ Mosquito Abatement

- ❖ Jake Forsgren: Cache County Vegetation Department



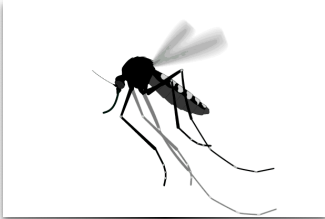
Nate Ariatti introduced Jake Forsgren of the Cache County Weed Department to the group. Jake gave a presentation to the Association on what the County is doing to help control noxious weeds in the County and in particular at the Association. Those landowners may contact Jake if they would like their properties sprayed by his department. [See Nate for that contact information.]

## Water and Health

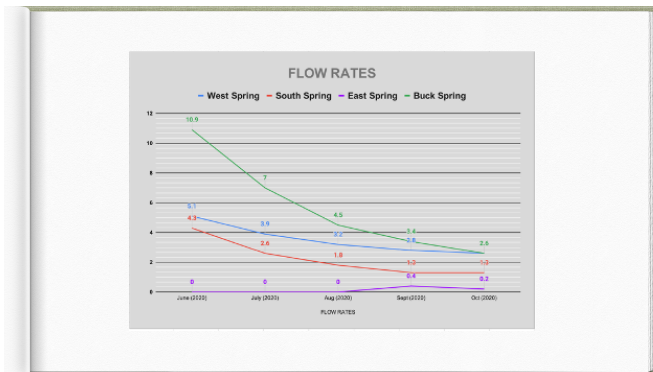
Nate

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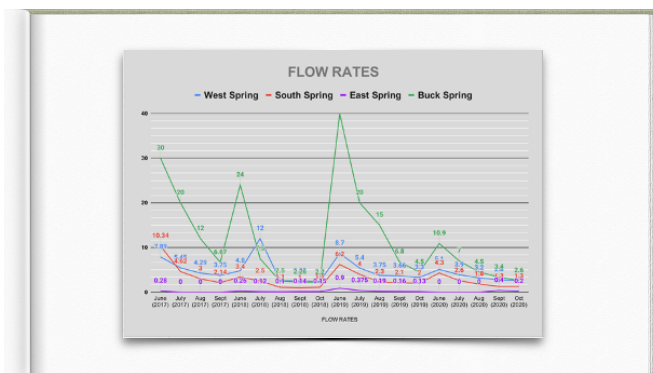
- ❖ Jake Forsgren: Cache County Vegetation Department



Nate next discussed mosquito abatement. Blaine Jorgensen [abatement officer] had trouble connecting to the Zoom meeting. Nate shared with the group that Blaine has retired and will no longer have access to abatement materials. They will now be included in the budget. Blaine has provided those materials to the Association at no cost in the past. Nate indicated that landowners could contact either Blaine or himself if they had special abatement issues on their properties.



Nate next shared with the group water flow charts for all four springs owned by the Association.



# Hardware Park Mountain Estates Minutes



Nate the showed pictures of the repair of the East Spring completed in August of 2020.

### Communications

Mike Gailey

⇒ The Windstorm of 2020

Owner	S/T Damage	Harvest Rights	Needs Help
1	1/1	Yes	No
2	?	No	No
3	1/5	Yes	No
4	1/3	Yes	No
5	3/3	Yes	Yes
6	1/5	Yes	Yes
7	1/1	Yes	No
8	1/1	No	No
9	1/1	Yes	Yes
10	1/5	Yes	Yes
11	3/3	Yes	Yes
12	1/5	Yes	Yes
13	5/5	Yes	No
14	1/5	No	No
Average	1.44/3.0	Yes	Yes

Farrel asked Mike Gailey to report on the action of the Communication's Committee. Mike reported that he'd sent out a survey of the members to see what kind of damage had been caused during the Fall windstorm. Mike reported that he'd received 14 responses. Structural damaged was minimal. Easment clearing was well supported. Harvesting down fall on another property was not favored.

### Communications

Mike Gailey

⇒ Petition to Cache County concerning Ant Flat Road

- ⇒ Nominations for new officers
- ⇒ Introduction of candidates
- ⇒ Intructions on voting


*13 Signatures to date!*

Mike also reported on the petition generated by HPME to encourage Cache County to give greater attention to the Ant Flat Road. As of the general meeting the Association had 13 signers. Members were encouraged to sign the petition and forward it back to Mike Gailey.

A post on the HPME Facebook page was concerned about Weber County closing the Ant Flat Road seasonally form November 15 – March 15 to vehicular traffic. This would not affect snowmobilers. There was not much discussion of this item since only snow machines traverse the road during that proposed seasonal closure.

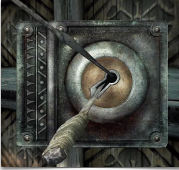


# Hardware Park Mountain Estates Minutes



## Security

Dennis



- ❖ Additional Cut to be Made to Existing Keys
- ❖ No Key Exchange this year.

Farrel asked Dennis Kendrick to report on keys and security. Dennis reported that a new cut will be made on one set of the Association keys and reissued next March. There will be no key exchange again this year. The next key exchange will be in March 2022.

### Fire & Emergency Preparedness

Mike Schmidt

- Call Back List
- Bear Etiquette
- Fire Danger
- Speeding on HPME Roadways
- Accidents or Medical Alerts at HPME
- Damage to HPME Signage

Emergency Preparedness Committee has been tasked to develop a new call back list for emergency notification purposes. We will be collecting phone numbers at the next key exchange meeting whenever that happens in the future. Please make sure we have a valid phone number, lot number and contact information for each property owner so we will be able to contact you in case of an emergency.

### Fire & Emergency Preparedness

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One of the most appalling aspects of life in HPME is sharing your property with wildlife. Looking out the window at a deer grazing on a nearby bush can make you smile. However, bears have become a problem in the mountains in recent years, and it's highly important to follow certain precautions in dealing with them. Here are some basic bear safety tips:

- Keep any doors and windows locked 2" High, closed and locked unless you are in the room. A window or door screen will not deter a hungry bear from entering your house.
- Never leave your front porch door open while it is unattended. Bears have learned that many buildings have screens full of food and garbage can full of household trash.
- Never leave any food, dog food, cat food, candy, soda, etc. in your vehicle. Bears can rip the door of a car easily.
- Take your trash down as often as possible.
- Remember, A bad bear is a dead bear. Complacency regarding HPME wildlife guidelines can cause bears to lose their lives.

### Fire & Emergency Preparedness

Mike Schmidt

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The forest immediately surrounding HPME has not had a wild fire that we know of. Thus, the drought conditions of recent years have made fire safety absolutely critical in this area. Basic fire precautions include:

- Creating and maintaining defensible space around your cabin and other structures on your property.
- Removing dead fuel which has become an issue since the last major wind storm knocked down so many trees.
- Installing fire screens on attic vents can also help.
- NEVER using fireworks here, and remembering that no open fires campfires, the jobs of any kind are allowed at HPME, when fire restrictions are in place.
- Prepare an evacuation checklist and plan, and be ready to use it when fire erupts.

### Fire & Emergency Preparedness

Mike Schmidt

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Speed limits on HPME property for all moving vehicles is 15 MPH. The board has had many reports of close calls where someone has been speeding around blind corners or just not paying attention to their surroundings which can lead to eventually result in serious or fatal injury. Please make sure your family, friends and visitors understand and adhere to the speed limits. Also, for those of you driving around at night please be courteous and dim or turn off your high beams or light bars when other vehicles are approaching from the opposite direction.

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If you are involved in an accident or have a medical alert and need assistance from Cache County Sheriff's department or emergency services please call 911. Tell them your emergency is in Cache County and make sure you give them one of the four emergency evacuation coordinates so they know where you are. You will then need to send someone to unlock the gates and wait for the emergency vehicles on the Air Flat road even if they send fire light the county sheriff's department will likely respond and will need access. You may need to guide them to the accident. Only the Fire Department has access to the backdoor of the house gate and at this time are not willing to let anyone else have access to it. We are working with the sheriff's department to add an additional lock box for them to use. Last, we have replaced the existing caution signs and we ask that you please have them in place the like it may save could be years or your family members.

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**14.1 Penalties and Disciplinary Actions to be Imposed.** The Board shall adopt the following (1) First Offense: A written notification and warning of misconduct from the Board shall be given to the member for each violation of the Bylaws.

**14.2 Second Offense on Violation:** The Board shall determine if the member shall be suspended for a period of 30 days or if the member shall be removed from the Association.

**14.3 Failure to Appear:** If a member fails to appear at a meeting of the Board, the member's name shall be removed from the membership list.

**14.4 Change of Name:** Any Board member or guest of a Board member who wishes to change his or her name shall file a written request with the Board, which shall be approved by a majority vote of the Board. The name change shall be effective on the date of the meeting at which the request is approved.

**14.5 Removal:** Any Board member who is removed from the membership list shall be ineligible to be elected to the Board.

Farrel asked Mike Schmidt to review the actions of the Emergency Preparedness and Fire Committee. Mike informed the membership that just as soon as we can meet together again, this committee will be reorganizing a calling tree to keep members aware of emergency situations at the property. This function has in the past fallen on the Communications Committee. The Board feels this is a better fit.

Mike then reviewed with the membership proper bear etiquette.

In light of the recent windstorm, Mike reviewed the need to clearing deadfall and other fuels meditation protocols to prevent loss of life and property at the Association.

Mike reviewed that the governing documents place a 15-mph speed limit on all vehicular traffic at HPME. Speeding is an accident waiting to happen.

Mike reviewed the current landing sites established by HPME and updated annually by this Committee for emergency helicopter evacuation. A card was mailed to each landowner reminding each of these landing sites with the current fee billing mailed by Gary Nuffer. Finally a proposed addition to the Bylaws was read establishing a severe penalty for anyone proven guilty of theft of damage to any Association sign.

The proposed question was placed on a virtual ballot. The vote was 42-2 in favor of adding these lines to the governing documents.

Existing Proposed

# Hardware Park Mountain Estates Minutes

**Activities**  
Bruce



❖ Second Lottery Give Away


Text a picture of your ticket with  
your name and address to:  
801-643-4623

Farrel asked Bruce to conduct the second lottery give away.

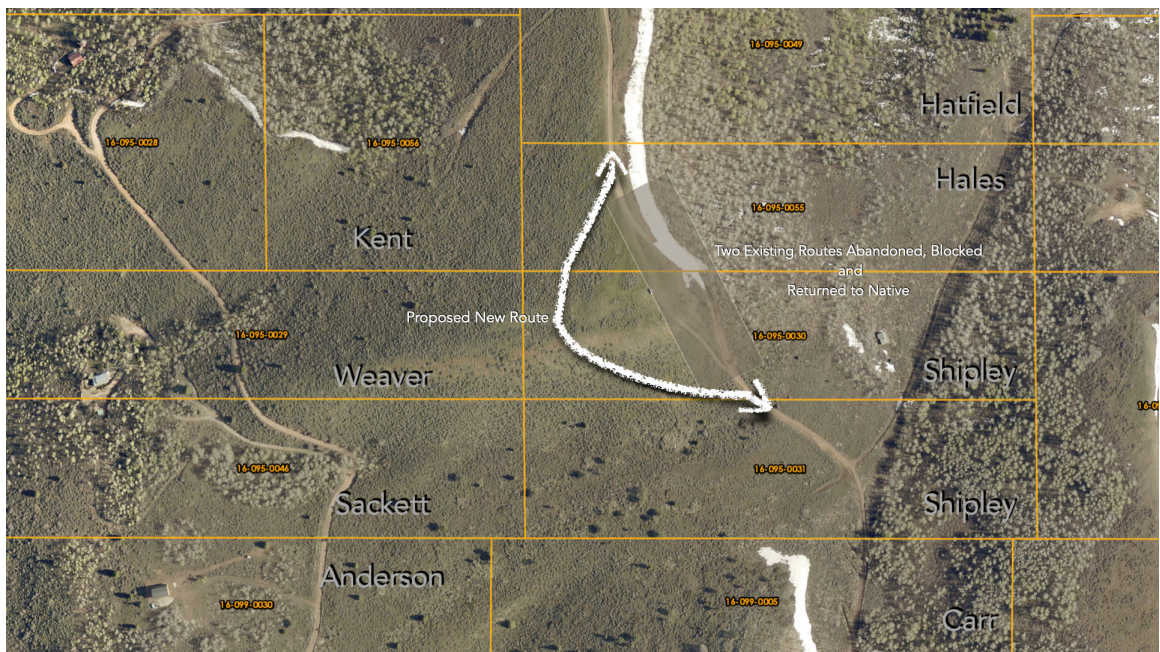
**Roads and Maintenance**  
Ruby

❖ New Road Around Bald Mountain

- ❖ Work Credit Assignments will Remain Unchanged in 2021
- ❖ Work Credit Vouchers are Due by Midnight December 31, 2021



Farrel asked Rubylyn Vernon to report on Roads and Maintenance. Ruby reported that the Association had gained the approval of the Shipley and Hale Families to move the road west off of Bald Mountain this year. [See map below]



This work will begin in May if weather cooperates.

Ruby reported that Work Credits will not change this year. [Mike Gailey reported that the plugin used on the website that manages signups for work credit is currently down. He will send a notice to all members registered with the website when that portion of the website is again functional.]

Work credit vouchers for 2021 are do December 31, 2021. They will not be considered after that date.

# Hardware Park Mountain Estates Minutes



Farrel asked Russ Ridges to report on the actions of the Development Committee.

## Contact Information for Committee

- Committee Chair, Roger McFarland, 801-458-3400
- Committee Member, Kevin Higley, 801-430-1074
- Committee Member, Neil Christensen, 801-941-0575
- Committee Member, Mike Jones, 801-721-2499
- HOA Board Member, Russ Ridges, 801-231-3254



Russ shared with the group the contact information for the members of this committee.

## Purpose of Committee

- Help association members get started with new projects
- Help association members with maintenance/Improvements of existing structures
- Protect property values
- Minimize likelihood of environmental mishaps
  - Avoid drainage issues
  - Prevent fire hazards
- Help members understand and meet County and Zoning requirements



He then reviewed the purpose of the committee.

## Bylaw Overview

- Pages 24-28 of the Bylaws give specific details of property improvement guidelines
- All construction is subject to County permitting practices and regulations
- Roadway Requirements- Any addition or modification of roads must be reviewed and approved by committee
- Max Cabin Height- Two stories above grade
- Building plans for new structures need to be reviewed by committee before County to ensure colors and finishes meet bylaws
- Minimum Dwelling Size- 350 SF



He reminded the landowners that there are Bylaw and CCR rules that govern development within the Association; that along with a County permit, and development has to meet with the development committee.

## Bylaw Overview, Continued

- Sewage and Drainage- No septic system installation without County permit
- Temporary housing (trailers) shall be removed from association between December and April
- Outdoor Firepits- outdoor burning is prohibited except in pits constructed according to US Forest Service regulations

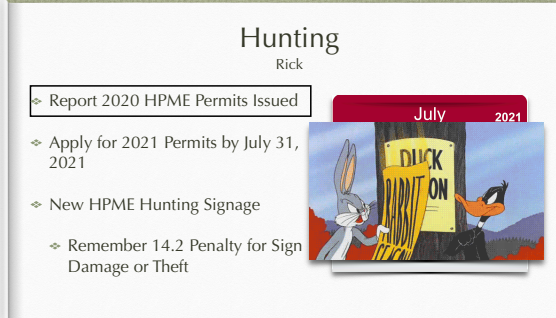




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**Hunting**  
Rick

- Report 2020 HPME Permits Issued
- Apply for 2021 Permits by July 31, 2021
- New HPME Hunting Signage
- Remember 14.2 Penalty for Sign Damage or Theft



Farrel asked Rick to review the action of the Hunting Committee. Rick reported that the number of permits issued last year was a third lower than the year before. He commented that the change in hunting CCRs has worked. There remains some concerns with those that don't have immediate family that hunt. Rick stated that permits need to be requested before July 31, 2021. Rick is having new metal signs made stating hunting by permit only.

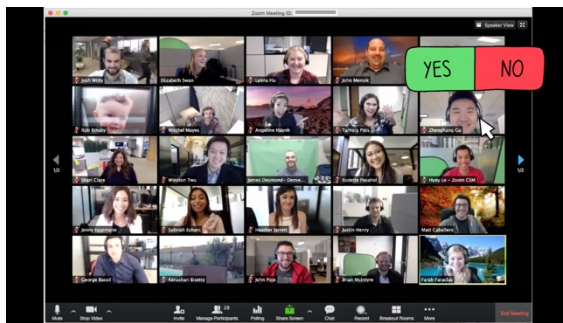
**Activities**  
Bruce

- Third Lottery Give Away

Text a picture of your ticket with your name and address to: 801-643-4623



Farrel asked Bruce to conduct the final lottery drawing.



Farrel asked for a straw poll: Could we conduct the General Meeting via Zoom and only meet at a central location every third year to pass out keys. The vote was a voice vote with those in favor winning. This will be discussed further by the board.



Farrel asked for a motion to adjourn. Ruby made the motion. Wendall Harrop made a second. The meeting was adjourned by common consent.