

HIDDEN LAKE RANCH HISTORY

Dean Carr here. It's early 2003. At the moment, I am the Hidden Lake Association president. Last year, I had occasion to review the archives in search of documents that might relate to a property dispute. I had to look at and read every document and piece of paper. As I did so, it struck me that the information was very interesting. It was quite impressive to learn of the association's formation, the officers who have been elected and served over the years, the issues they wrestled with (and continue to do so to this day) and the enormous time, labor (especially labor), equipment and material that the charter members contributed. How the association progressed, how the directors managed issues over the ensuing years was very instructive for me. How members and officers continued to contribute their services, labor, expertise, during the following years to even now was equally impressive. So, I thought, members of today's association would be interested in knowing that background.

The following history of Hidden Lake Association is taken from the minutes, correspondence and other documents in the association archives. *In most cases the language and writing style is repeated as given in the minutes and correspondence including spelling of names.* My editorial comments are contained in () brackets.

In a document titled "Hidden Lake Association News" the following information was reported: In July 1957, the development was started. In September 1958 the first meeting of lot owners was held at a place called Hidden Lake Lodge and a board of directors was elected. (There is no record of the names of the board of directors or minutes on file.) In February 1960 lot owners met at the New House Hotel. Alex Grey was elected Chairman. On August 21st, 1960 lot owners again met at the Hidden Lake Lodge. The lot owners voted to hire an attorney for the association. On August 30th, lot owners met at the New House Hotel. A non-profit corporation was formed: "Hidden Lake Association."

On September 17th, 1960 the association adopted by-laws. Alex Grey became president and Amy Kramer the secretary. On September 30th, the association was approved by the state. A membership certificate at \$17.50 for each lot was to be issued for the first year.

On February 2nd, 1961 Sterling Coltin was hired as the attorney. A Water Committee was organized to check storage and pump facilities of the present water system. The committee was Sperry, Mahoney, Tanner, Telford. (First names were not given, but are believed to be Dick, Mont, Joe and Howard.) On March 22nd, a draft agreement with Max Bateman (who had purchased and developed the area) for acceptance of the roads and water system was reviewed. On June 30th, Max and Virginia Batemen executed an agreement transferring water rights, water system, and roads to Hidden Lake Association.

July 13th, 1961 a meeting was held at the Prudential Building. Nine directors were elected; three for 3 years, three for 2 years and three for 1 year (They were not named. However in later minutes they were named as they left the board). Howard Telford was elected president, Dr. Bryce Fairbanks, vice president, Amy Kramer was the treasurer and Hazel Bailey the secretary. On July 31st, the board appointed a

road committee. They were Willard Taylor, Bryce Fairbanks, Carroll Rasmussen, Ernest Bailey and Manny Moyer. On August 19th, a block building was erected for Big Spring pump by lot owners who donated the labor and equipment. The blocks were donated by C.E. Olson. Both pumps were equipped with automatic controls. Also on August 19th, concrete tanks at the lower reservoir were noted to be not satisfactory for culinary water storage. Negotiations for the purchase of a 7000-gallon glass lined storage tank were started. Finally, on August 26th, road grading and shaling of badly needed locations was paid for. (That document was all I was able to locate until minutes of association meetings appeared beginning in 1960.)

1960

Minutes indicated that on September 2nd, Articles Of Incorporation were filed with Secretary Of State Lamont F. Toronto. Hidden Lake was formed as a non-profit organization with the purpose of improving water rights and systems, representing owners in development and improvement of roads, assisting members in improvement of their property, representing the members before governmental agencies, and developing community projects.

The first directors and officers were: Alex Gray, President (He was chairman first, then became the 1st president), Amy Kramer, Secretary-Treasurer; Donald Austin, Vice-President; Richard Sperry, Director; Dr. Bryce Fairbanks, Director; Willard Taylor, Director; John Phillips, Director; Marshall Young, Director; Ernest Bailey, Director. Officers were elected for one year. (Later they were elected to 3-year terms.) The board could consist of 5 to 11 directors.

From the minutes of the organizational meeting of the board of directors held on September 17th at the Hidden Lake Ranch we know that President Alex Gray advised that the association was now incorporated and in a position to accept memberships and proceed with business. A set of proposed by-laws was presented, discussed and passed. A membership fee of \$17.50 for 1960 was established and due immediately. A bank account was to be established at Continental Bank and Trust. A membership certificate was to be issued by Amy Kramer upon receipt of the \$17.50 fee. The certificates had been printed and were approved by the board. Sterling Colton and David Salisbury of Van Cott, Bagley, Cornwall and McCarthy had been retained at a fee of \$250 to prepare the incorporation papers (and continued to be retained to represent the association in legal matters especially water rights entitlement).

In November the board authorized negotiations with Weber Basin Water Conservancy District to purchase enough water for 150 lots. (It was about this time that board meetings began being held at the homes of board members and later at their cabins also. Almost every set of minutes noted that refreshments were served, usually by the board member's wife. Annual meetings continued to be held at different meeting places throughout Salt Lake valley.)

1961

In February, in a special meeting held in the Gold Ballroom of the New House Hotel, the members voted to take over whatever water rights and shares Max Batemen had and to hold on to them. In March, at a meeting at the lawyer's office, contracts for water and taking over the association property from Max Batemen were

discussed and confirmed. Later, in a meeting in March, motions were made to have Bateman complete roads to all lots at his expense. The documents were prepared and signed at a meeting in June.

At a general meeting on July 13th, Dr. Bryce Fairbanks reported the progress of the association to 39 members that were present. Discussions were held regarding the purchase of water from the Smith Moorehouse Reservoir. It was at this meeting that the president said 9 board members were determined to be the most desirable. The members approved and it was made a part of the by-laws.

The association held a meeting of all lot owners at the Prudential Auditorium on October 10th. The board members present were: President Howard Telford (This is the only mention of Mr. Telford being president. How that happened is not noted. Howard became the associations 2nd president.), Vice President Bryce Fairbanks, Treasurer Amy Kramer, Dick Sperry, Joe Tanner, Monte Mahoney, and Willard Taylor. Carroll Rasmussen and Ernest Bailey were excused. A map indicated there were 164 water connections, 159 lots listed and possibly 61 membership certificates purchased. Reports were made about the efforts and paper work done to get to that point. President Telford mentioned the repairing of the bridge, the pump house, roads, the gate installation, and all of the labor and equipment provided.

All of those named above and Carl Wendell, Manny Moyer, Joe Banks, Earl Hudson, Ralph Hendricks, Carl Robinson, Reed Taylor, and Ray Taylor were complemented on their contributions. 15 MPH speed signs were installed to keep the speed down. There were discussions of purchasing water from the Smith and Morehouse Association. The deeds and right-of-way documents were prepared for filing. Cash on hand was \$565.67. A suggestion was made to raise the fee to \$35 per lot if not paid before January 1, 1962. There was no doubt that a small annual fee would be necessary. There was concern and discussion about horses being ridden on private property. Horses were to be ridden only on the trails. Garth VanCampen provided "Hidden Lake Association" signs. Proposed regulations were discussed and voted in. Joe Tanner reported that septic tanks would be required because the association is in a watershed area.

1962

In March the association received a letter from Major Arthur Foster, USAF, indicating he was not a happy camper over the dues charged for the water system. He indicated he purchased his property to enjoy relative wilderness. He had had no opportunity to inspect the installation of pipe or valves or to use the water. He indicated he was not willing to contribute until his return from duty and could derive some benefit from the expenditure. The association responded in a letter outlining all the work that had been done to create and maintain a good water system and how the other members had volunteered their time, energy and equipment to assure water and roads and a safe and enjoyable place. (So, it seems, from the beginning, there were those who viewed the area from a different perspective.)

A May 3rd board meeting indicated that cash in the bank was \$719.23, bills paid to date were \$945.17 and bills owing were \$919.10 plus \$200 to Joe Tanner for water system work and supplies. Proof of water rights ownership continued to be a major discussion point. And it was reported the water system installed by Max

Bateman was in a state of bad repair and needed repair and replacement. The board voted to assess \$5.00 for roads, \$15.00 for water, and \$5.00 for users each year. As a result, an information letter was sent to all lot owners reporting the new fees, that the membership had grown by 29 and was now at 96 and that the regulations would be posted on bulletin boards near the entrances.

During the May 14th general meeting, the dues, water system problems and road conditions were discussed (setting the tone for years to come). Ernest Bailey, Carrol Rassmusen and Dick Sperry, the 1-year term members, left the board and were replaced by Joe Banks, Manny Moyar, and Jay Peterson. Howard Telford remained president.

July 14th brought the first official board meeting at a cabin, that of Willard Taylor. The treasurer's report indicated that the association had 98 ½ members. Several members of the association appeared before the Board of Equalization in the Summit Court House at Coalville and protested the valuation of cabins and trailers for tax purposes. After some deliberation a 25% reduction was given to all lot owners on cabins or trailers. (It seems the tax fight started early and continues even now.) A master lock and 50 keys were authorized for the main gate. The water committee reported the installation of pipe from the spring to the middle tank and from the tank to the first valve. Joe Banks reported a spring in the middle of the lake and one at the top end of the lake. Loose horses were reported as a problem. The board ordered a letter to Johnny Tester telling him that loose horses would not be allowed to roam the area. It also ask him to tell those he rented horses to, to stay on the roads.

October saw a board meeting at Howard Telford's home. Many wives were also present. (In the early years, most wives attended board meetings. Wives were every bit as active as their husbands.) Joe Banks offered to pay the \$800 county road tax assessment. Carl Wendell reported a robbery (more correctly a burglary and theft) of food stuffs from Murray's cabin. The water system continued to be a major topic and a work day was scheduled for the 13th. In the December minutes the board thanked Joe Banks for covering the 1962 road taxes in the amount of \$41.33. (It appears that somewhere along the line the taxes were significantly reduced.) The board also approved the purchase of two locks, for the upper and lower lots, and 400 keys numbered from 1 to 400. There was going to be an attempt to keep track of the keys.

1963

During the April board meeting, the members prepared to issue the new keys, obtain a safety deposit box for association records, and make some changes to the by-laws. The membership fee section was changed to say the fees would be due and payable at the Annual Meeting and past due the first of July and subject to forfeiture. The annual meeting was to be the second Monday of May. The minutes said that at the time the *membership fee* was \$35. (This was the fee to join the association as opposed the *annual fee*.) A motion was made to raise it to \$50. (*Consider the increase in value from then to now!!!*) The road assessment was \$5 and the water-use charge \$15. (This is what would become the *annual fee*.) The board also amended the by-laws to state that if the water fee was not paid the water could be

shut off and a reconnection fee, set by the board, charged before it could be turned on. The by-laws were also changed to mandate a board meeting before the annual meeting to set the membership fee. (I believe the secretary meant to write annual fee instead of membership fee.)

During a special meeting on April 25th, the membership increases of April 4th and September 25th, 1961 were rescinded. The membership fee was returned to the original \$17.50. The board wanted all lot owners to be able to become members at the same fee. The board then set the fee at \$50 after July 1st.

During the Annual Meeting of May 13th, Mr. Shortt reported cows and horses in the lower lots. Howard Telford reported 102 out of 164 belonging to the association. Willard Taylor, Mont Mahoney and Joe Tanner were released from the board. They served the 2-year terms. Karl Robinson, Glen Carlson and Earl Hudson were elected for a full 3-year term. Willard Taylor reported that Ernest Bailey, Manny Moyer, and Joe Tanner had furnished a lot of materials and work on some heavy fencing. Mr. Shortt and three lower river lot owners (names were not given) had done a lot of culvert and road work in that area. Joe Banks put shale on the lower road. Mr. Banks indicated he (and presumably Mrs. Banks) would live in the area from June to November. (The first indication of semi-permanent residents.) After the general meeting the board met to elect officers. Joe Banks was elected president (the 3rd) and Howard Telford elected vice-president. Amy Kramer was re-elected treasurer and Hazel Bailey the secretary. (Hazel would remain secretary for many years to come.)

Somewhere along the way Carl Wendell was appointed a deputy for the area to make reports of criminal activity. The minutes reflect that Lyle Wilde (I believe they meant Leon Wilde) a Deputy Sheriff for the area was making arrangements for a deputy badge for Carl. The association members continued to have problems with Johnny Tester's horses and a committee was appointed to contact him. (Johnny apparently ran a café/lounge, which used to be located near the Mountainside entrance.) Pete Alserda, responding to a letter sent to members, said he would not pay any more and would not go along with the water use at this time. He might consider if and when he wanted to use the area. Mr. Carlton of lot 155 on the river had no interest in it either.

During the June board meeting the wives of the male director's were assigned to name the roads. It was noted that there were two workdays in May. Joe Banks thanked the women who prepared lunch for all those who worked. (I remember in my early workdays working just for the lunch. They put on quite a spread.) Another workday was scheduled for June 29th. (Members really worked long and hard in the early days.) A workday calling committee was established to get members out.

The August board meeting reflected a continuing problem with the deeds provided by Max Bateman. (Prior minutes had also indicated problems that members had getting Mr. Bateman to perform on agreements and/or promises he had allegedly made.) The association decided to accept the roads from Mr. Bateman "as is" so members could do their own improvements as could the association. (Many key members, most already named, continued to make sizeable donations of material and services without regard to reimbursement.) Garth "Tiny" VanCampben, on

vacation in the area from Maryland offered to make the road signs. And finally, a FIRE BELL was installed by Ed Olsen's cabin. (It's still there.)

1964

As the association prepared for the annual meeting, it was noted that Dr. Fairbanks, Howard Telford and Amy Kramer would be released. Names of replacements were submitted for consideration. The board prepared to sell some river property to Karl Robinson and purchase property near the A-frame from Max Bateman. Fish were planted by the Fish and Game at the lake 3 times, the river at the bridge 8 times and the fish ponds 3 times last year. (It sounded like fishing was pretty good.) In addition to Joe Banks paying some bills, Ed Olsen continued to pay the power bills.

At the annual meeting, elections were held. Joe Tanner and Ernest Bailey were elected. There was a tie between Henry Strebel and Virginia Johnson. Virginia conceded to Henry who was then elected. It was reported that the Summit County Commission advised the association that building permits and septic tank permits must be issued and posted. Max Bateman offered the A-frame and all the property with it to the association. There was no indication what the association decided. (The A-frame would become the association landmark. In the coming years many references would be made to it.) Complete closing of stop and waste valves and leaks on private property were major issues. (Issues that would continue over the years.)

After the general meeting, the board elected Joe Banks as president, Joe Tanner as vice-president, Howard Telford as Executive Treasurer *with voting rights*, Hazel Bailey as secretary. Annie Bank was chosen as assistant secretary.

Evidently the bridge crossing the river in the upper area was damaged by high water which rendered it unserviceable. The directors discussed the situation at a meeting on May 28th. In a letter to Mr. Arnold Shields, the association requested permission to build a temporary road across his property. Mr. Shields agreed to allow the association to cut and shale a road for this year only with the caveat that he could revoke permission to cross at any time. He insisted on a sign to that effect be provided and posted at his gate. The association agreed. Members then worked to rehabilitate the bridge.

Board meetings were held almost weekly to address the bridge problem. At one point a \$25 assessment per owner regardless of how many lots he or she owned was suggested. Others wanted to implore those in arrears to bring their dues up to date. (Apparently there were many delinquent members.) Bids were received from contractors the association could not afford. One board member wanted to delay repair until the next year in hope of collecting outstanding assessments. Some wanted to borrow money. The board finally agreed to send a letter to members advising of the state of affairs and pleading for physical (labor) and financial help. Board members made arrangements for materials.

During a July board meeting it was agreed that steel for the bridge would be 40-foot spans. Karl Robinson offered to haul them up from the manufacturer. They were to wait for 3 to 4 weeks for the water to go down before starting work. Work on the spring by the lake was to be on a July 11th workday. Temporary bulletin

boards were to be installed for the posting of regulations. Finally, money was collected for Max Bateman's funeral. (That was a surprise considering the problems the association members had had with him.)

A September meeting saw that Arnold Shields offered to sell the association 400 acres at \$200 per acre. The association would be able to do away with the necessity of building a bridge. The cost prohibited the purchase. The Board put Dick Sperry in charge of building the bridge. He was charged with deciding how the bridge was constructed and getting the work done. In another September meeting it was reported that Karl Robinson bought the river property and the association paid Max Bateman (I can only assume it was his estate) for ground west of the A-frame. Johnny Tester's horses continued to be a problem. Mr. Shortt filed a suit for damages done to lumber.

A committee was appointed to notify (by registered mail no less) all lot owners, (especially one Danny Retford) that water would be disconnected on association property for all lots whose owners were delinquent in membership fees. (Membership fee delinquents and resisters were an issue right from the start.)

1965

By April 14th, the association had outstanding fees of \$1900 (a considerable amount in 1965 dollars). Board members were assigned to make contact with those in arrears. The proposed budget called for \$5 for roads, \$15 for water. It was later clarified that the \$5 was for roads and taxes. The proposed budget was \$2500.

May 10th, the annual meeting was held at the Utah Power & Light auditorium. Glen Carlson prepared and read a 5-page report outlining the work and costs of the bridge replacement. What one contractor had bid at \$8500+ was done for \$3365. Significant donation of materials, equipment and labor by members with expert supervision by Dick Sperry resulted in the savings. Ernest Bailey presented a 2-page donation report. It named 40+ members, both men and women, who donated equipment, materials, and labor to work on three major projects last year. There was the temporary road, the upper water system and the bridge. The report also acknowledged those who could not work and donated money as their part. (The report was clearly addressed to those owners and members who did not participate.) Joe Banks, Manny Moyar and Jay Peterson had served their 3 years and left the board. Dick Sperry, Al Shortt and Danny Retford were elected as directors for 3 years. Glen Carlson was elected president (the 4th), Karl Robinson the vice-president. Howard Telford remained treasurer and Hazel Bailey as secretary. Danny Retford was appointed the Entertainment and Education Chairman.

In the May 25th board meeting water was a major discussion. It was important for the association to make all the filings and other things necessary to maintain our rights to water. Carl Wendell was to be retained as a sheriff deputy in the area. (One can only assume he got his badge.)

The July 6th meeting saw plans for a picnic for all lot owners and their guests on the forest property by the Quonsets. Food, potluck style, a raffle of cars [that's what the minutes said] and a quilt. Maureen Carlson and Donna Retford planned the dinner. Horses continued to be a problem, this time damaging new trees planted by Mr. Mabey. In this meeting there was a heated discussion regarding association

records, deeds, agreements and minutes. The secretary said she could resign. President Carlson accepted, demanding that if he were going to be president he was going to have those records. Most directors asked the secretary to remain. The dispute was resolved in the next meeting. Hazel Bailey remained the secretary. However, during a meeting on August 29th, Glen Carlson resigned from the board and left the meeting. His letter of resignation was read at the board meeting of September 14th. The board decided not to replace him and named Karl Robinson as acting president (the 5th). However in a September 29th meeting, the board decided to have Howard Telford fill the unexpired term. (Howard, you will recall, was also the 2nd president. He then became the 6th president of the association.)

(Minutes of the last several meetings make it clear that the death of Max Bateman complicated several aspects of the association's relationship with him. It appeared that the association would lose the \$300 deposit it had made on the A-frame property. Water rights and connections to the lodge were in question. There were complications with the shale pit. Attorney B.Z. Kastler worked on the situation. And the board considered contacting attorney Sterling Colton regarding the association problems with the Bateman estate.)

The Water Committee recommended that lot owners who are not members be charged a \$250 connection fee, that cabin owners not using water every day have their water turned off on September 1st each year, and any water user who drained the system thru neglect be charged the cost of hours and materials to restore the water. The committee also recommended that all cabin and lot owners be required to install a hydrant for fire protection. And the committee wanted a 50-foot hose at each cabin.

1966

(The battle over water use by the Hidden Lake Lodge, corral and service station heated up.) In a January 18th meeting, Joe Tanner, a plumber who was the primary association water guy, was instructed by the board to put a meter yoke on the line going the café and to turn the water off. (I've heard many stories over the years about the parties at that lodge, so the threat of no water was probably a serious issue.)

In a March letter announcing the upcoming annual meeting, members were advised the board was considering an amendment to the Articles Of Incorporation. It proposed that Article VI, Membership Fee, be changed to add the words: and or assessments after the word: fee throughout the article. At the May 9th annual meeting the change was approved and arrangements to record it with the State were made.

Joe Banks, Mont Mahoney and C. Myron Mabey were elected as the three new directors. Joe Banks was elected president (Joe then became both the 3rd and 7th president). Joe Tanner was elected vice-president. Howard Telford was retained as treasurer and Hazel Bailey as Secretary.

In June, Joe Tanner reported he heard that Mr. Shields was going to graze sheep around the lake. The Grievance Committee was assigned to contact him. It was also mentioned at this meeting that a Doug Brammer was the surveyor who first surveyed for Max Bateman. Sometime between the June 13th meeting and a July 30th board

meeting, Ernest Bailey died. His wife Hazel replaced him as a director. Hazel remained as the secretary. And the unnamed spring at the lake was officially titled "Baileys Spring." It was further reported that Mr. Shields had moved his sheep away from the lake. It was noted in the September minutes that 182 people attended the annual area party (as it was called).

1967

In March at a water committee meeting, a permanent Water Committee was established to oversee the welfare of and to address problems of the water system. Many issues with the system had been addressed and many more upgrades were planned. A major problem was cross-connections, which can cause pollution. The committee consisted of 6 members and the association president as an ex-officio member. Later in March, the board of directors confirmed the permanent water committee and called it Hidden Lake Water Company. The board forfeited the memberships of 4 members for failure to pay their dues. In April, Joe Banks was appointed permanent Water Master with Joe Tanner as Assistant Water Master. (This committee or company as they called it was very active in the early years.)

At the annual meeting held at Utah Power & Light on May 8th, the board decided that members of the water company committee would remain on that committee even after their director terms expired until they were disqualified or resign. Others could be added to the committee by the board. Three names were submitted for new directors and two more were nominated from the floor. Manny Moyar, Karl Robinson and Willard Taylor were elected as the 3 new board of director's members. (It appeared that Karl Robinson was the first board member to be re-elected without a break in service.) 21 members were known to have leaks in their systems. (One wonders how the system retained any water at all.) Joe Banks was re-elected as president. Manny Moyar was elected vice-president.

At the July board of director's meeting held at Joe and Annie Banks cabin, Annie and Lucille Mabey prepared and served a steak dinner with Myron Mabey cooking the steaks. It was at this meeting that the directors decided the membership fee for new members would be increased from \$17.50 to \$200. Joe Tanner and Grant Johnson had windows shot out by BB guns. Another member's kids were seen doing the shooting and that member paid for the damage.

The August meeting noted that Richard Dewhurst had purchased Alex Gray's property. (Mr. Gray, as you will recall, was the first president of the association.)

1968

At the March meeting, the board decided to combine the water fee and road fee into one annual fee. It was set at \$20 for that year. A \$25 reinstatement fee was set for those who had forfeited their membership. At the May annual meeting held at UP&L, Hazel Bailey read an impassioned plea for everyone to pull their weight in making the improvements and repairs needed in the association. It was in this document that she indicated it was customary for 3 names to be submitted for election to the board. They were members willing to serve. Three more were nominated from the floor. Joe Tanner, Earl Hudson and Glen Peck were elected. Manny Moyar read the rules of the association. There were 6, related to the gates,

speed, visitors, horses and Tote Goats, firearms, and keeping the area clean. Joe Banks was again elected president with Myron Mabey as vice-president.

The board, in a June meeting voted to send a letter to the members of the lower area asking them to please cooperate in keeping the gate closed and locked. Again, in July the gate problem was discussed along with a garbage removal problem in the lower area. The board voted to send a letter to the lower area members regarding locking the gate, removal of garbage and changing location of their gate. Dick Dewhurst (in a letter I am not sure was read to the board) responded that the gate was not of much use when one could simply drive around it. Also, it was at this meeting that the board voted to put chains across the roads to the lake.

The September board meeting minutes reflected the beginning of discussions of a dispute over boundary lines between the association and the Forest Service. (As will be demonstrated, this issue would be debated for years.) Only one or two lot owners were in arrears by this time. Several others, who were making partial payments, were now current. In November, others were notified that they were no longer members because they had made no attempts to pay their fees and dues.

1969

During the March board meeting, reports of January water committee and February road committee meetings were read and discussed. (I report this only to demonstrate that during the 60's many, many meetings were held to address the issues of the new association. A core of 30+ members and their spouses, which undoubtedly saved the whole association thousands of dollars, donated hundreds upon hundreds of hours. The association and its members benefit even today from that work.) In this meeting it was reported that a light was now installed at the upper gate and one soon would be at the lower gate. And the first report of damage by beaver was made.

In April, Joe Banks reported he met with Guy Bronson regarding the beaver problem. Mr. Bronson would trap them. At the May 12th annual meeting it was noted that Joe Banks, Myron Mabey and Mont Mahoney were scheduled to leave the board of directors. Bill Thompson, Don Brown and Jean LeClaire were elected. At the customary board meeting after the general meeting, Howard Telford said that personally he felt that Joe Banks should remain as president of the association. The suggestion was made a motion. The board voted, by acclamation, that Joe serve as president without further election. (The board of directors would vote for Joe, usually by acclamation, to serve as president without re-election to the board for many years to come.)

1970

During the May 11th annual meeting again at UP&L, the board reported it would install fencing around the various springs to protect them from contamination. After a history of the annual membership dues was given, the association set the membership at \$500. This primarily as a result of the funds spent on upgrading of the water system. (Now a membership was beginning to have value.) Manny Moyar, Karl Robinson and Willard Taylor left the board. New directors were Grant Brown, Carl Wendel, and Mont Mahoney. Joe Banks continued as president and Joe

Tanner was elected vice-president. (Joe Tanner would serve as vice-president for many years.) Earl Hudson submitted his resignation as a board member, stating he couldn't give the position the attention it needed. Myron Mabey, the next highest vote getter was appointed as Earl's replacement.

In the May board meeting, the vote was to have Carl Wendel continue as acting sheriff in HLA. In a May Hidden Lake Association Water Board (as it was now being called) meeting, as plans for work on the water system were being fleshed out, the next major water issue was persons turning valves when they had little or no knowledge of the system, thus draining it. Maps were to be made and only those with knowledge and authority were to make adjustments.

July saw Carl Wendel propose a curfew of 10 pm to address the noise of tote goats and motor bykes. Grant Brown suggested they "noise" their thoughts and see how people feel. During the September meeting the "burnt café" was mentioned. (It is the only mention of the café burning. I don't know if the café and lodge and service station all burned or not. I don't know if the café and lodge were one and the same or not. I do remember having breakfast there while deer hunting in the area one year.)

1971

In the April meeting, an article in the "Outdoor Life" magazine about controlling the moss and weeds in the lake by using wild hay was discussed. The Fish and Game said it really worked and provided food for the fish. The board voted to try it. At the annual meeting, water problems were the major topic. Members were asked to check for leaks, not use washers and dish washers, refrain from sprinkling and car washing. Water storage was not capable of supporting such activities. Although there was discussion about increasing the annual fee it appeared it was set at \$20.

New directors for 3 years elected were Joe Tanner (a continuing member), Sam Ernsten, and LaMar Hawkins. Joe Banks remained president and Joe Tanner vice-president.

In October, there were reports of the gate lights being shot out (a problem that continues to this day). The beaver were still wrecking havoc in the river areas. In November, at a special meeting, the board learned that a developer, one Dave Richards, was proposing a land for land trade with the Forest Service. Some of the land involved was land on which the association's springs were located. In addition, if Mr. Richards developed the land within 1500 feet of the springs, the state would not certify the water system. (This began a long, often onerous, series of discussions and exchanges with Mr. Richards and Forest Service.) Burglaries of summer homes in the canyon were starting to be reported.

In addition, in November, B.Z. Kastler, the associations attorney, wrote a letter to President Banks suggesting the association better define the association's boundaries in the articles of incorporation or by-laws to limit obligations to property owners outside the boundaries relating to water supply nor permit such owners from becoming members unless and until the board was fully satisfied that present and future needs of all lots within the boundaries were adequately cared for. He also recommended the fee structure be comprised of two parts, membership and water. Lastly, he recommended membership and water certificates be issued and that

neither be transferable without the board's consent. He made the recommendations to prevent abuse of privileges.

On November 30, a special membership meeting was held at the Mountain Fuel Auditorium to discuss the land for land trade being proposed by Mr. Richards and how it could affect the water system. Mont Mahoney reported that meetings were held with Larry Colton of the Forest Service. Mr. Kastler framed a letter to the Forest Service outlining the association's concerns. The members voted to assess themselves \$15 for expenses relating to the issue and to assess themselves another \$25 if necessary. There were 90 members who attended. Howard Telford reported that there were now 102 members in good standing.

1972

The annual meeting again was held at UP&L on May 8th. As he had done on prior occasions, Mont Mahoney opened with prayer. Members were advised that the association would drain the lake to establish the right to the spring and as supply for the water system. The new directors elected were Jean LeClaire, Don Brown and Darrel Jensen. Joe Banks continued as president, Joe Tanner as vice-president. Howard Telford remained as treasurer and Hazel Bailey as secretary.

In a September meeting it was reported that the lake had been pumped out exposing the springs in it. It appeared that the main spring was producing 20 to 30 gallons per minute. There was another spring by a log and another near the pine trees. The depth of the lake was reported to be about 8 feet below shoreline. Discussions and plans to capture the spring water were extensive and varied. On November 16th, a summons was served on the association on behalf of Joe Young (no relation, I believe, to Mighty Joe Young). Mr. Young apparently believed he had paid for and had rights without further monies to water. The board voted to retain attorney John T. Nielsen (who later became the Utah State Director Of Public Safety) to manage the issue.

1973

In February the taxes on the café property were declared delinquent to the estimated tune of \$300 to \$400. (There was no indication of structures on the property.) The association through attorney John T. Nielsen replied to Mr. Young stating he had never received rights and the association had never received any money from him. Any promises Mr. Young had received from Max Bateman were not an obligation of the association as Max was never an officer of the association. And Joe Banks counted 97 vehicles in Weber Canyon on 2-10-73 after 8" of new snow.

At a Water Board meeting, the members discussed the cost of corralling the springs and installing a tank at the lake, \$10,160. A \$40 assessment was recommended. Getting the water system completed was a high priority to the directors to protect the water rights before others came into the area. At the same time, letters were being exchanged with the Forest Service and congressmen contacted relating to the associations concerns with Mr. Richards plans. Conversations were also held with Mr. Richards. Several options were explored; entering into partnership with Mr. Richards as he suggested, buying land to trade

with the Forest Service, trading with Mr. Richard after he traded with the Forest Service, and demanding the property remain in public domain.

At the annual meeting again held at UP&L, reports were given to the members about the water situation, Joe Banks reporting that 18 board and 7 special meetings were held plus meeting with the Forest Service. The Joe Young lawsuit was reported. Dues were set at \$25 and the association now had 105 members. New board of director's members elected were Mont Mahoney, Carl Wendel and Grant Jr. Brown. (It was now becoming common for members to be re-elected.) Joe Banks was re-elected president and Joe Tanner, although having suffered a heart attack, was re-elected vice-president. Later, James Wright wrote a note, when sending in his dues, stating he would like the meetings held other than Monday evening because those who worked Monday evenings could not attend. He also felt the dues were too high for what he was getting. Howard Telford wrote a very patient letter of explanation to Mr. Wright on both issues.

(The August director's meeting was interesting.) Several members reported thefts to the board. New membership, with water rights, requests were coming in. It was reported that Joe Young had sold his property and John T. Nielsen said he would file necessary papers to dismiss the suit. Mrs. Glen Peck wrote objecting to the raise in fees. And it was suggested that \$700 per member would be needed to purchase the land the association needed to protect the water system.

1974

The annual meeting was held May 13th at UP&L and was opened with prayer by Ray Taylor. Road Chairman Grant Brown reported that 23 loads of shale had been hauled and spread, the road was widened and several spots were filled and leveled. (Shale hauling and spreading was an ongoing activity since the beginning.) A 10,000-gallon tank had been ordered and was scheduled for installation in the fall. Damage was reported to have occurred to the Sperry, Gagon, Ernestesen, Grant Brown, Wright, Nielson, Mertlich and George cabins. An appeal was made to know whom you let in and to watch out for each other. The members voted not to let anyone in to visit, but go get the owner they wish to visit. New directors elected were Joe Tanner, Bob Zito, and Norman Gillman. As usual, Joe Banks was re-elected president and Joe Tanner as vice-president. President Banks appointed Howard Telford to represent HLA in water filings and other water matters with the state (a position he would hold for many years).

The August minutes and some correspondence from the Forest Service indicated that the Forest Service, through their surveys, believed that the Grant Brown, Markham and Mabey cabins sit, at least partially, on Forest Service property. The Forest Service indicated that it believed that at least 10 lots were either partially or totally on Forest Service property. In an extensive memo, located in the minutes, Darrell Jensen (a federal government surveyor) detailed the potential discrepancies in surveys. It was evident that if the surveys were inaccurate, that all association lots would be affected. Because of his knowledge and expertise, Darrell Jensen was to be the point man for this issue. (This was the first mention of an issue that would also become long and hotly debated including many exchanges and meeting with the Forest Service.)

1975

During a Water Board meeting held prior to the annual meeting, the board voted to recommend to the Board Of Director's an increase in the annual dues of \$5 to cover the costs of improvements and repairs to the water system. They also voted to recommend the cost of new memberships be increased to \$1000. (The new membership fees were increasing by leap and bounds.)

In an April board meeting, Joe Tanner reported that 3 cabins had been broken into; those of Fairbanks, Sedlacek and Strebel. Joe Banks and Joe Tanner (being the sleuths they were) followed footprints in the snow. As a result, the Summit County Sheriff's Office arrested two young men. One of them was from within the association membership.

The directors voted the annual fees to be \$30. Four applicants for membership were accepted at \$500 each. The membership fee was then voted to be \$1000.

In a May board meeting, Howard Telford indicated that HLA was definitely developed for a summer home area when it started. He stated that if members wanted it to be used for winter homes, changes to the water system had to be made. (This appeared to be the beginning of a movement by some to have a year-round water system. Later, some members would believe that the association was obligated to provide year-round water.)

At the annual general meeting, the membership elected Darrell Jensen, Jim Reed and Sheldon Holmes. Later, the board of directors elected Joe Banks as president. Joe Tanner was re-elected vice-president. Norman Gillman objected to a Special Water Board Committee (note how the name kept changing). He was advised it was to maintain continuity. He felt that everyone should attend the water meetings to maintain interest.

1975 saw many board meetings, meetings with congressmen, letter exchanges between the Forest Service and the association and others, examination of surveys, and other actions relating to the issue of the original survey of the association by a man named Lloyd Absher then living in New Mexico.

1976

On February 5th, a special meeting was held at the City & County Building to address security issues. 13 cabins had been burglarized. Those named were Tanner, Sperry, Gillman, C. Brown, Roach, Murray, Monson, Kramer and George. Salt Lake County Sheriff's deputies Verl Buxton and Bill Timmerman along with Mr. Jenner from ADT and Bob Hawkins and partners from B&H Locksmithing attended. Some of the suggestions made to improve security were: decals for snowmobiles, cycles and vehicles; a gate just before the bridge; ensuring gates are locked (sound familiar?); change the gate locks; assigning members to patrol; marking and recording serial numbers; posting "This area patrolled" signs. Alarm systems were also discussed. Several members volunteered to patrol. (Neighborhood patrolling as a part of Neighborhood Watch programs was not even an accepted concept in law enforcement circles till many years later. It became a very successful concept. The association was ahead of its time.) It was noted that association member's families committed most break-ins. *(As of this writing, all known criminal events occurring*

in the association in which perpetrators have been identified have come from within the association membership, either direct family members, extended family members and/or friends.)

During the April directors meeting Joe Tanner reported that of 11 cars at one cabin 4 were stolen and 3 had stolen plates. A couple of members had seen stolen items from the Sedlecak cabin in a canoe. (No mention of what they did or the outcome was made.) The board voted to obtain new security keys for the gates and require all vehicles used in the area to have decals.

The annual meeting held on May 10th, at UP&L was opened with prayer by Sheldon Holmes. President Banks had all present stand and introduce themselves. Joe Tanner gave a corrected report on the vehicles, of the 11, nine had stolen plates, five were stolen vehicles. A motion was made to have the membership vote on new locks and keys, decals on vehicles and another gate by the bridge. The new locks and keys passed, the decals and gate were defeated. Four names were presented for nomination. A fifth, that of Dean Carr, was nominated from the floor but withdrawn because of not being a member for 1 year. (I have not found where that was a requirement.) Elected and re-elected were Grant Jr. Brown, Ken Robinson and Dick Dewhurst. Later Joe Banks was elected to continue as president as was Joe Tanner as vice-president. Norman Gillman requested Mont Mahoney's resignation as a member of the Permanent Water Board. He was reminded by Hazel Bailey that when the water board members were selected they were to remain unless and until they resigned or forfeited their membership. (Although it isn't reflected, I believe Mont remained.)

On July 4th, the Nielsen's cabin burned right to the ground. (How members and firefighters contained it to just one cabin is still a mystery to me.) Chuck Mabey and a friend found dud firecrackers by the cabin. The state approved the association's plans to install water tanks and lines. Joe and Anne Banks conducted a survey of the association and determined that there were 75 homes, 56 standpipes, and 19 with no hoses outside. The directors voted to buy 4 locks @ \$12 per lock, and 400 keys @ 68 cents per key from Rudy's Keys. Those locks had to be closed before the key could be removed. The association supplied the first key; each key thereafter cost \$1.25.

During a November meeting, Victor Johnson reported that two cabins in the lower area had been broken into within the last two weeks. The cabins belonged to Tom Langdon and Mr. James. Joe Banks reported his son, Shorty had hit the gate and Joe hired someone to fix it. During a December meeting, Dick Dewhurst reported that the cabins of Ancell, Langton, James, Richards, Roberson and Shortt had been broken into. Joe Tanner reported finding the gate closed but not locked several times. (Was there a possible connection between the two?) Ken Robinson and Manny Moyer detained two young men whom the Sheriff's Office arrested for trespassing. One young man's father was a friend of Tanner's and had an old key. Tanner did not know they were in the area. The young man confessed to one cabin burglary and possibly others.

This year was very busy with correspondence and meetings relating to the water system and security concerns and criminal events.

1977

A special membership meeting was held on Jan 13th at the City & County building to inform the membership of the latest developments in the Forest Service land trade and the boundary disputes. The directors felt it could not wait until the annual meeting. (The meeting was lively and at times the discussions heated.) It was here that everyone recognized that the water filing, rights, authority to install tanks and run lines, the disputed surveys with the Forest Service, and the land trades between the Forest Service and Dave Richards were all related and needed to be address in a comprehensive manner. A special committee was assigned and was to meet on January 27th. The general membership was advised at this meeting of the burglary and theft issues. The membership voted to have decals for each car that came in the area consistently.

The special committee, consisting of Joe Banks, Howard Telford, Mont Mahoney, Darrel Jensen and Joe Tanner, met. Discussions were held of the issues and how to proceed. In the April board meeting, the directors instructed that 1000 decals @ 35 cents be ordered and sold for 50 cents. Visitors were to have a 3x5 HLA guest card in the front windshield. A suggestion of an annual fee of \$35 was defeated. \$30 was retained. A motion to purchase a backhoe was passed and then reversed. There were now 10 regulations for the association: (1) culinary water restricted to cabin use, (2) garbage taken home, (3) 15 MPH speed limit, (4) no open fires, (5) no shooting in the association, (6) gates locked, (7) owner responsible for guests, (8) only owners and guests to ride horses and motor vehicles to stay on roads, (9) bulletins boards for regulation, policy, meeting notices, (10) no water system additions, adjustments or changes without board approval. Names of member's for election to the board were selected.

The annual meeting was conducted at UP&L on May 9th. Prayer by Mont Mahoney. Joe Banks again had everyone stand and introduce themselves. During the water report, Harry Powell indicated he had very little water last year and if others had water while he did not he would sue. During a workday discussion, Mrs. Carlson inquired who was going to be the boss. If it was Joe Tanner, *she was not going to offer her husbands help*. During a road report, members were asked to fill holes by their property. Members were advised that decals and guest cards were now required. Members were also advised of the property and water rights issues, plans and progress. The names of those willing to serve were presented and nominations from the floor were made. The new directors were Joe Tanner, Dean Carr and John Backman. Myron Mabey felt the Permanent Water Board was a violation of Section 7 Article 4. He made a motion the board be dissolved because it was unconstitutional. Maurine Carlson seconded the motion. There were impassioned speeches both for and against the water board. The issue was sent to a secret ballot. The motion failed 36 to 15. Howard Telford was voted to be an honorary board member with voting rights and to be the permanent treasurer. This recognition was because, according to Mont Mahoney, Howard had held the water board and the association together. Joe Bank and Joe Tanners were again, by acclamation, re-elected president and vice-president.

A director's meeting was held on May 19th to discuss the water system problems. Joe Tanner reported that the system had been frozen because of lack of snow and several hundred feet of pipe needed replacement. There were discussions about draining the system in November if it was needed to protect it. Costs of repair were discussed and the figures were significant. The board decided to call a Special Membership meeting on June 9th.

At a June 4th director's meeting, Howard Telford reported that there were 110 members. He estimated that to repair the water system, which included repairing roads that would be torn up, at \$35,000. They decided to levy the membership a \$200 special assessment, \$100 immediately, and \$100 due on July 1st.

(Things got interesting at the Special Meeting.) After reports relating to the cause of damage and condition of the water system and the bids received, several members spoke. Darrel Jensen stated, "We have only had bids from Telford's friends. I have someone else going up to make a bid tomorrow." Mr. Telford took exception. The contractors were business acquaintances, not personal. He noted that Mr. Jensen never objected when he was assigned to get bids. Mont Mahoney noted it was unethical to receive another bid after others were known. Obviously the bid would come in under the others. Joe Tanner, who would do it at \$100 per day, estimated the cost of someone watching the contractor during the project. Ken Robinson felt the assessment should be \$300 as a result. It was noted that Charles Shortt sent a check marked "Paid under protest." He indicated the association had no right to send out assessments and wanted to meet with the board members and his attorney. The special assessment was set at \$300.

Steve Georgi was given the contract (he was over \$10,000 under other bids) although some members claimed he was not a licensed plumber, used underage workers, and had no insurance.

An interesting document titled "KANGAROO COURT" found in the minutes and authored by Hazel Bailey, indicated that a meeting was called for by Grant Brown and held at Charlie Brown's cabin on July 3rd after a regular director's meeting held earlier that day. Eight board members and several other association members were present. (I know I wasn't. Because a quorum was present and minutes ended up in the archives, the meeting probably violated the state statutes governing such meetings.) Steve Georgie's qualifications were again questioned. His guarantee was in question. Whether Steve could work with Joe Tanner was discussed. Doug Slater stated that he felt the board didn't follow the best rules. Several board members reported that a board meeting had been held earlier and that things were still being worked out. (It appears that Steve Georgi came out with his neck still intact.)

At a July 7th meeting, the elements of a contract were approved by the director's. Steve Georgi was approved as the contractor. *Manny Moyer volunteered to supervise the work with no cost to the association.*

On September 15th, Hazel Bailey requested a leave of absence as secretary because her church had called her on a mission. In an October association meeting held at the City & County building the plans for the new water system were presented by Darrell Jensen. The system would consist of three separate supply sources to three separate systems capable of being tied together to support each other. The members voted to assess themselves another \$50 needed to complete the

project. (This would be Hazel Bailey's last meeting as secretary. Hazel was a prolific minutes taker and writer. What I have reported from her minutes is only a fraction of her writings.)

1978

President Banks, during a January board meeting, assigned Dean Carr to study the by-laws and Articles Of Incorporation and to be prepared to answer questions during the annual meeting. After significant discussion during the April board meeting the director's set the annual dues at \$50. Joe Banks reported that Summit County had imposed a garbage collection fee that would be collected with the taxes. (Many lots had been and were changing hands during the 70's. I suspect it was due to the water system costs and the other issues facing the association.)

The annual meeting was held on May 8th at the Salt Lake City & County building. The water system costs were reported at over \$46,000, up from the original estimate of \$32,000. Unanticipated costs were cited. Several members questioned what was to happen to those who had not paid the special assessments. Dean Carr reported the by-laws required the member forfeit the membership. Norman Gillman questioned the authority to turn non-paying members water off. Dean Carr recited the authority in the by-laws. Darrell Jensen explained the new 3-part water system to the members. Sheldon Holmes, Darrell Jensen and Dick Monson were elected as directors for the next 3 years.

Lucille Mabey wanted the members to consider having the president, vice-president, treasurer, and secretary voted on by the membership. Dean Carr reported the articles of incorporation allowed the directors to select those positions, but they could be amended. A vote defeated any change. At the directors meeting, Joe Banks was re-elected president, Grant Brown was elected vice-president, and Annie Banks elected as secretary. (The quality and quantity of the minutes did not suffer as Annie took over from Hazel.) The option of purchasing Dave Richards property heated up (along with the price) again in 1978 and several letters were exchanged.

1979

In the April director's meeting the annual dues were set to remain at \$50. The membership fee (called by many a *water connection fee*) was raised to \$1600. The annual meeting was held May 14th at the City & County building and was opened by Jack Anderson with prayer. There was much discussion concerning the Dave Richards-Forest Service- Land Trade issue. The board was given a vote of confidence to continue discussions. The new directors elected were Ken Robinson, Dick Dewhurst, and Grant Brown. Joe Banks continued as president. Darrell Jensen became vice-president. Sheldon Holmes served as treasurer. Annie Banks continued as secretary.

1980

It was noted in April that new state regulations regarding water systems required testing every 6 months at a laboratory. At the annual meeting, it was reported that the 1979 workday was mistakenly held on Fathers Day and not many people showed up. There was a lot of debate about the security of the water system valves. It

seemed that many members were messing with the valves, which usually drained the system. (It seemed that several members thought they were water experts.) Locking the valves was suggested. A report on the activities of SCARPO, the canyon association of associations was given. SCARPO was successful in keeping the garbage fees down. Joe Tanner, Jack Backman, and Charlie Williams were elected to 3-year terms. Joe Banks as president, Darrell Jensen as vice-president. Deer being shot too near to cabins was reported. (Shooting among cabins is about as stupid as one can get.)

1981

It was reported during the April meeting that 4 cabins had been broken into during the winter. They were the cabins of Bob Zito, Dick Monson, Jack Backman and Bryce Fairbanks. (If memory serves, it was some young people from another member's cabin that had run out of booze and were searching for more.) Also two trucks were burglarized.

In another incident, Manny Moyer's truck, parked on the road by the gate was stripped and then *burned*. (Again, if memory serves, Manny watched it all from his cabin high on the hill. Although having access to a rifle, he admirably restrained himself. Not certain I could have.) A parking area inside the gate was discussed but tabled.

The annual meeting saw it opened with prayer by Neil Kooyman. Serving new 3-year terms were Sheldon Holmes, Darrell Jensen and Earl Clegg. Joe Banks continued as president, and Joe Tanner returned as vice-president. Some lot owners were asking for water membership and were being told the association could not grant them water until it had more water rights. One owner, Charles Van Dyke, had built a cabin but could not get water. Some members were complaining of paying dues but not using the water because they had no cabin.

In a June directors meeting, the membership fee was voted to be \$2500. Mr. Van Dyke was granted a membership for water to his cabin.

1982

At the April director's meeting, Darrell Jensen stated he hated to have a workday because it's always the same ones who show up. As a result, a motion was made to set the annual dues at \$75 and credit \$15 on the next year's dues for those who work on the scheduled workday. The motion passed.

At the annual meeting, Joe Banks reported significant progress with the Forest Service relating to the boundary issue. He said the Forest Service had indicated there were 4 things they would do for the association: (1) they would not harass over boundaries; (2) they would consider selling us land around our boundary lines; (3) they would give us easements on property in question; (4) give us permission to dig for more water.

Grant Brown reported a lot of damage to waterlines by motor bikes and snowmobiles. 33 vehicles in the canyon were damaged during Presidents Day weekend. Both gate lights were shot out, a key broken off in a lock, and a lock shot off.

New 3-year directors were Ken Robinson, Grant Brown, and Neal Kooyman. Joe Banks and Joe Tanner continued in their positions.

During the August director's meeting plans were made to capture more water from spring above the lake. In a letter to the Department of Fish & Game, the association requested F & G to plant the lake with fish. The association guaranteed public access and to not post "No Trespassing" signs.

1983

The annual May 9th meeting saw a report of the water system continually being drained due to leaks in cabins. The first mention of phones was made. The phone company was coming up the canyon with buried cable. Madge Fairbanks, who did the research, recommended we allow the phone company to bury cable in the association. A cabin owner could have a line run to the cabin for \$60 even if at the time a phone was not wanted. The motion was made and passed 45 to 5.

The new board members (If you can call them that. Notice that most have been returning directors.) were Mont Birkinshaw, Lorin Richards and Jack Backman. Joe Banks continued as president, Darrell Jensen was elected vice-president. Joe Tanner left the board and was thanked for 25 years of service to the association.

In a June director's meeting, mention of the plague being the area was made. Some dead animals were taken to be tested. A membership mailing was taken to the courthouse so letters could be mailed advising members of the plague.

In a board meeting in October, a discussion took place regarding the filings for water from springs. Howard Telford noted for the record that the filing process was started back in 1963. Joe Banks reported that garbage dumpsters had been moved to the shale pit. Joe advised Summit County official Steve Jenkins that the association didn't like it. Jenkins advised Joe he would look into it. (That was the beginning of the dumpsters being stationed there for many years and becoming known as the "mall.") It was reported that copper sulphate was put into the lake to control the alga, that the Backman and Carr boys did it. Grant Brown got 250 fish planted.

Finally, at this meeting it was passed that the association would no longer be called the upper and lower areas. They would be Mountain lots and River lots.

1984

During an April directors meeting, Howard Telford was reporting on the water filing progress. He reported that the middle spring was for the original ranch house. (I have no idea where it was located. The original name of the association was Hidden Lake Ranch.) Annie Banks reported the association in violation for not having sent water samples to the state for the 4th quarter of 1983. Darrell Jensen took samples in March. The river area did not pass. (The river area was probably the well below the A-frame, which would eventually be declared contaminated and closed down.)

Bridge repair was a major discussion point. Karl Robinson bought 2 steel beams from a man in Beaver Springs for \$50 and donated them to the association. Darrell Jensen reported that lumber from a bridge in Uintah may be available. The director's set the annual dues at \$75. Darrell Jensen also moved that the by-laws be

reviewed and a new set drawn up for 1984. The motion passed and Darrell was appointed the chair of the committee.

At the annual meeting, proxy votes were discussed. Some thought they should not be allowed, others thought they should. Norma Slater reminded everyone that the articles of incorporation govern. The membership was advised that the Summit County Sheriff's Office now had CB's in their vehicles and operated on channel 8. (CB's were how people in the canyon communicated. There was a CB in almost every car and cabin. Canyon residents talked from association to association and cabin to cabin. Some of the conversations were interesting to say the least. And everybody got to listen.)

The new board members were Sheldon Holmes, Earl Clegg and Charlie Brown. (For many years, there were four Brown brothers who had cabins in Hidden Lake; Grant Jr., Charlie, Don, and Ervin.) Joe Banks was nominated for president. He asked for a hand vote, it was unanimous. Earl Clegg was elected vice-president.

At the July 27th board meeting, it was noted that 7 members had had requests in for water dating back to 1976. The fee to be charged was discussed, but the board decided to wait until the water filings were complete before selling any water. (I recall at least one member telling me that he hauled water to his cabin while waiting.) Steve Jenkins advised Joe Banks and Earl Clegg that Summit County now had their own lab and would come take samples of water for testing. The annual picnic was discussed. The picnic had for years been successful and the profits were going to the building of a bowery fund.

1985

At the annual meeting held May 13th at the City & County building, Amy Kramer asked where the money for roads had been spent because she thought the roads were terrible. Mr. Shortt inquired as to how far the snow in the River Area was to be pushed. He was told it was to the first junction. (That's an issue to this day.) Dave Richards was reported to be real unhappy with the association over the damage to his roads by member's three-wheelers and motor bikes. Harry Powel also complained about the 3-wheelers, stating they go too fast. He wanted to know what happened to the decal program started several years ago. The new directors were Neal Kooyman, Ken Robinson, and Jim Reed.

At a May 20th meeting, Joe Banks was elected president, Charlie Brown vice-president. The directors voted to buy the lumber for around \$800 and proceed with the rebuilding of the bridge.

1986

At the annual meeting, it was reported that the bridge had been rebuilt. Elections were held early in the meeting. Elected were Jack Backman, Mont Birkinshaw and Keith McAllister. A comprehensive recital of the land boundary issue was given to the membership. The director's, working through attorney Gerald Kinghorn, a land expert, had agreed to purchase the necessary land to protect the water and solve the survey issue for \$152,000. *It was going to cost each member \$1400.* The motion was made, seconded, and carried. Later, Joe Banks was retained as president, and Ken Robinson elected as vice-president. By this time, 10 members were waiting

for water. The price for a membership was now at \$2500 plus \$1400 special assessment for a total value of \$3500.

1987

The annual meeting was held this year on May 11th at the Salt Lake County Complex, the commission chambers, for the first time. Earl Clegg reported that the county was going to build a new garbage dump. A spirited discussion over the locking of the gate in the lower area was had. Joe Banks made a report on the progress of the land purchase. He said the association would be purchasing a 60-foot strip around the association from the federal government to protect the boundaries and members lots. New directors were Sheldon Holmes, Earl Clegg and Charlie Brown. All officers remained the same as 1986. The annual dues were \$75.

1988

(Needless to say the \$1400 assessment had its ramifications.) During the April 22nd board meeting it was reported that 10 members had not paid nor indicated that they would. (I am surprised that was all.) The director's voted to officially advise those members that they had 30 days to make arrangements to pay. If they did not they would forfeit their membership. To be reinstated the member would have to pay the \$3900, plus \$50 management fee plus the \$75 annual fee. The annual fee was set at \$75. Mont Birkinshaw was assigned to get going on the bowery, decide on a location and get a cost estimate.

Back at the City & County building, the annual meeting was held on May 9th. Joe Banks reported on the action taken with the members who had not paid. F.H. Carlton spoke to the issue stating he had a letter on file that he was not going to pay and he didn't think the association could do anything about it. (*That caused considerable discussion.*) The next hotly debated subject was the sale of some of the recently purchased property to Dave Richards. Then there were complaints that road money was being used for water. When asked what the membership wanted done with the road money, they voted to leave it for roads.

Next was a discussion about a letter Doug Slater (and signed also by others) regarding the by-laws. Doug felt certain ones should be changed and some did not conform to state law. Doug wanted some volunteers to meet and review them. New directors were Ken Robinson, Doug Slater, and Dennis West.

Joe Banks was elected president although the vote was not, as it had been, unanimous. Charlie Brown was elected vice-president. Sheldon Holmes was elected treasurer and Annie Banks said she would serve as secretary for one more year. Doug Slater and Charlie Brown were assigned to head a committee to review the by-laws.

At a July board meeting, Doug Slater was appointed Water Chairman. Doug chose Keith McAllister as his alternate. (This duo would manage the water system for several years.) During an October meeting the directors were presented with proposed by-law by Doug Slater. The most controversy centered around a person only being able to serve 6 years on the board. The decision was to mail a copy to all members for discussion and action at the next annual meeting.

1989

It was reported in the annual meeting held May 8th at the Salt Lake County Complex that the county was planning to continue the rebuilding of the road past the association and up the canyon. Doug Slater reported that water had been brought across the river and another tank installed. Ken Robinson reported on the roads. They had been covered with new road base and were in very good condition. Doug Slater reported on the by-laws. He had them reviewed by a lawyer who said they passed statute muster. After debate the members voted to put their comments on the by-laws and return them to the committee for further study. The new officers were Dean Carr, Keith McAllister, and Grant Peterson. Joe Banks thanked all of those who had worked with him over the years and said he and Annie would not serve again. During the election for president, Joe Banks was elected president over Doug Slater. Ken Robinson was unopposed for vice-president. Sheldon Holmes said he would serve for one more year. Annie Banks remained as secretary.

May 25th, new locks were needed. The directors voted to buy inner-workings for the present locks and new keys for the members. Grant Peterson, the picnic chairman, gained permission to *move the picnic to the bowery in Oakley*.

1990

The board became aware that a Barry Morgan from California had purchased a lot of property from Dave Richards. Joe Banks told of a Mike Nielsen, who worked for Morgan, wanting to meet at the gate. When Joe and Dennis West met him, he demanded a key to the gate. Mr. Morgan was planning to build a house inside the gate, a 2000-foot caretakers house. Across the road a 4000-foot house was planned. Joe refused to give Mr. Nielsen a key. Later it was determined that the association did not own the gate property, it only had a right-of-way. Mike Nielsen later called Joe and stated that if he didn't get a key he was going to tear down the gate. He got a key.

The annual meeting was held May 8th at the City & County building (that's what the minutes reflect, however I believe it was at the County Complex). Joe Tanner opened with prayer. Joe Banks reported on the confrontation with Mike Nielsen. (In these minutes, the California man was reported to be Barry Miller, not Morgan.)

Doug Slater reported that the lower area water was fine. The biggest problem with the upper area was leaks. He and others were trying to find them. He thought one of the problems was people running over the lines with RV's. Regarding water in the winter, Doug said those on the middle tank should have it if there were no leaks.

Charles Van Dyke reported his cabin had been burglarized. His lawyer and insurance man told him he could sue the association because the association had a gate that was supposed to be locked and was always open. (Aw, the gate problem. An issue that had pestered the association for years. The members in the Mountainside section were religious about locking their gate. Those in Riverside mostly just the opposite, they preferred to keep it open.)

Dean Carr was appointed to chair a committee to review, revise, and submit a new set of Rules And Regulations, which would address all of the regulatory issues the association was experiencing.

(Big changes were about to happen.) First, new directors were elected. They were Mont Birkinshaw, Grant Brown, and Neil Kooyman. Then Doug Slater was elected president, the 8th. (Joe Banks had been president for so long it seemed he was the only one. As it turned out, Joe was the 3rd and 7th president, but was by far the longest serving.) Ken Robinson was elected vice-president. Two more major changes, Neil Kooyman was appointed treasurer and Peggy Nelson was appointed secretary. The minutes reflect that Joe and Annie left at that point.

Doug Slater's first act as president was to write a letter to the membership explaining the items of interest discussed at the annual meeting. (This was the first newsletter to members.) In it he reported on 7 items: (1) Mr. Miller's land acquisition and his plans to build the two houses. Doug asked that we both be good neighbors, (2) that Dean Carr was now the Public Safety chairman, was developing Rules and Regulations and asking for input, (3) water was available in sufficient quantity and quality and asking members to be alert for leaks, (4) copies of the new by-laws were available, (5) named retiring and new board members, (6) a budget report relating to water, and (7) announcing the annual picnic. Doug also advised the membership of all of the board members and their positions.

(In two news clippings found in the minutes, now in the correspondence file, it was reported that Oakley was asking for money to develop a golf course. It was denied. That could have been both good and bad.)

June 16th saw a board meeting at Doug Slater's cabin. Jim Riel was invited but did not attend. (The man Joe Banks had met at the gate. It turns out his name is Riel, pronounced Reel.) The directors voted to stay members of SCARPO at \$75 per year. Dean Carr reported the R & R committee had received comments on rules, noise, safety, litter, water use, security and roads. He was instructed to have the proposed R & R's ready in one week. Doug Slater said board meetings would be quarterly.

The October 13th board meeting at Slater's cabin reflected that the new R & R's went into effect on October 6th at 0800 hours. They had been approved during the September 22nd meeting. The two association sections were officially named Mountainside and Riverside. Signs to that effect were to be constructed.

1991

The annual meeting was held on May 13th at the county complex. The annual dues were \$100. Doug Slater announced that the association was a member of the Weber Canyon Association. He reported that there were new lock boxes at each gate for the Sheriff and utilities. He also indicated that the Weber Canyon Association was installing a gate at the mouth of the canyon, which could be closed only by an officer who must remain present. (That never materialized.) New directors were Doug Slater, Bill Robinson and Ron Greensides. Doug Slater was re-elected president. Vice-president was Bill Robinson. Grant Peterson replaced Dean Carr as Public Safety Chairman. Grant Brown remained water chairman and Bill Robinson became road chairman.

During a July 6th meeting, Doug Slater reported that Jim Riel was out as caretaker for Mr. Miller and was replaced by David Jensen who will meet with Doug to work

out problems. Doug also suggested the roads be groomed every year as they had been this year.

1992

In a notice to the membership of the May 4th annual meeting, (it also served as a newsletter) Doug Slater advised that new high security locks would be placed on the gates on May 15th. The keys would cost \$5, the first included in the dues, which remained at \$100. He advised the membership of road damage, illegal shooting and hunting, speeding, littering, and reckless driving as violations that had occurred.

At the April 17th board meeting Doug Slater advised that the state would require chlorination of water unless water was supplied by deep well. (This started the investigation into the construction of the well the association now has.)

At the annual meeting held on May 4th, the new directors were Grant Peterson, Brad Brown, and Tom Shirley. Doug Slater remained president. Tom Shirley was elected vice-president. In June, Doug Slater sent a newsletter to the membership advising them of the new gate locks and keys, the water situation, roads, safety and the budget. He also announced that the 80 acres owned by the association near Camp Oakley was sold to Sorenson Research for \$16,000, twice what the association had paid for it. In addition, he announced the new board members and the picnic.

The October 3rd board meeting produced significant progress in the water supply issue. The membership had voted by mail to proceed with the well drilling. It reached a gusher at 210 feet. The well would go deeper to allow for seepage and then be finished. It was determined that the association had authority to hook up 115 lots and needed authority for 159.

1993

Doug Slater reported at the April 12th directors meeting that the well was complete and producing 50 gallons a minute. (This well is capable of supplying water to tanks in all three systems if necessary. This was the single most important improvement the association had made.) The annual dues were set to remain at \$100.

At the annual meeting, the new directors elected were Dean Carr, Neal Kooyman, and Dolan Hudson. Doug Slater was re-elected president, Tom Shirley vice-president.

1994

At the April 4th board meeting Doug Slater announced Peggy Nelson's resignation as secretary. Sheryl Greensides agreed to replace her. (Sheryl still serves.) Grant Peterson's resignation was also announced. The annual dues were set at \$100 plus \$100 to build the pump house and complete the pump system.

The annual meeting was held on April 29th at the County Complex. Doug Slater reported that the well house was completed. He recommended that an additional 30-50 thousand gallons of storage be considered. The new directors were Ron Greensides, Bill Robinson and Ron Fullerton. (It was starting to be a routine that

three names would be nominated from the floor at the annual meeting and then nominations would close. Therefore the three nominated would be elected by acclamation.) One additional director was elected to fill the term of Grant Peterson for one year. That director was Verl Moyar. Dean Carr was elected president, the 9th, and Brad Brown elected vice-president.

1995

In the March 11th directors meeting, Dean Carr explained that the association thought it had only 117 shares of water, but it really had 128. Although there are 160 lots only about 128 are buildable. Dean noted that the shares now sell or are valued at \$5100. The board set the annual dues at \$200 to build toward an additional water tank.

At the annual meeting, a move toward every cabin displaying the lot number was started. The purpose was for utilities and others to find the cabin they were looking for. Verl Moyar reported he was building an improved locking system for the gates. Ron Greensides reported he was working on Covenants and Building Restrictions. The new directors were Tom Shirley, Verl Moyar and Doug Slater. (Six had held themselves out for election, so elections were actually held.) Dean Carr was re-elected president, with Ron Greensides as vice-president. Doug Slater's return to the board saw him appointed Water Chairman.

During the June 10th directors meeting, Dean Carr reported that Ron Fullerton, who joined the board last year, resigned because his work kept him away. Brad Brown was appointed to fill Ron's term. Doug Slater reported that the state Health Department stated use of the well was unauthorized.

1996

During the March directors meeting, Verl Moyar reported the gate locks worked very well during the winter since he incorporated the locks into the frame of the gate. Moisture no longer was able enter the lock and freeze. The dues were again set at \$100 plus \$100 special assessment. (The minutes reflected that the 1995 board set a \$100 special assessment for the next 3 years to buy and install the additional water tank.)

The annual meeting was held on May 6th at the Salt Lake County Complex. Prayer was by Ron Greensides. Doug Slater reported we had finally received approval for the well from the state. He was working hard to supply water all winter but some members were not turning their water off properly and draining the system. It was noted that Dean Carr and Bill Robinson were ineligible for re-election due to the new 6-year limit. (A person can step down for 1 year and then be eligible to return.) Brad Brown asked to be released from the board due to ill health, he was battling cancer. (Brad soon passed away.) Charlie Cannon volunteered to fill his term. Garl Fink, Mike Davis and Doyle Seeley were elected to the board. Ron Greensides was elected president, the 10th, with Mike Davis as vice-president. It

appeared that it was here that Neil Kooyman stepped down as treasurer. Susan McKay replaced him. (Susan still serves.)

1997

This year saw the first fine, \$100, of a member for damage to the bridge. At the annual meeting, it was suggested that the association make all hook-ups to new cabins. Lot #80, Paul Allen did it himself and did it wrong. (Paul Allen became known for doing wrong things. He was later convicted for murdering his wife.) New directors were Charlie Cannon, Boyd McAllister (who's father had served before him) and Royce MacKay. Garl Fink was elected president, the 11th, and Mike Davis was re-elected vice-president.

During the July board meeting the major topics were the ordering two 15,000-gallon water tanks scheduled to be installed at the lake. The cost of purchasing and installation was calculated at \$50,000. And the association was struggling with gaining approval from the county to sell one of three lots it owned to pay for the water system upgrade. The association was assigned addresses for each gate. The Riverside gate's address was to be 3645 East Weber Canyon Road and the Mountainside gate's address was to be 4030 East Weber Canyon Road. The price of a high security gate key was established at \$7. Royce MacKay was assigned to looking into the covenants and maybe making the by-laws into covenants. (Although in the early minutes occasionally an agenda would appear, agendas for board meetings began appearing regularly. It made for more structured meetings.)

In the August meeting the board corrected the Mountainside address to 4031 East (makes sense, both are on the same side of the road). The November meeting reflected that Kristin Fink took the minutes (which demonstrated it didn't pay to be the president's wife when the secretary was absent). The minutes stated that Bill Bruce had closed the road on his property leading to the Forest Service property. The director's decided to move the road to its proper location between the Bruce lot and the Price lot. That caused concern with the Price family. They attended the meeting to object. They were advised that the survey corners were accurate and the road would be moved. (It was moved.) Doug Slater reported that the tanks had been installed at the lake. He hoped to keep cabins supplied with water throughout the winter months.

1998

The March director's meeting minutes, taken by Royce MacKay, indicate that Questar had made a presentation on supplying gas to approximately 700 cabins (that must have been how many were calculated to be in the canyon) at \$6,000 per cabin. (Note that no cabins are yet to be outfitted with natural gas.) The annual dues were set at \$100. President Garl Fink sent out a newsletter announcing the annual meeting and outlining issues to be discussed. He also made a report of the association's accomplishments for 1997.

During the annual meeting the association formally decided to assess non-member lot owners a \$50 annual fee to help pay for lighting, plowing, insurance, taxes, etc., which they enjoy but do not contribute. New members were Doug Slater, serving a second term, Verl Moyer, who had served 4 years and could serve 2 more (I don't

know how the third year of his term was to be filled.), and Jerry Crawford. (The minutes do not reflect it, but I know Garl Fink remained president.) The July director's meeting indicated in one of the few public safety reports that one member had broken his leg on the downhill and another had her 4-wheeler go off the road. She spent the night in the hospital with cuts and bruises.

The November minutes are interesting in that the director's voted to fine a member \$100 for two of his boys hunting in the area. There had been a confrontation at the time and the boys had refused to leave. There was a discussion about calling the Sheriff's Office when such incidents occur. Also a director, Jerry Crawford, left the board for non-attendance.

1999

During the March board meeting, the two hunting offenders presented their case to the directors. It differed somewhat from the original report. The director's decided to rescind the fines and have the two perform community service. The offenders agreed. Terry Keddington was appointed to fill the term vacated by Jerry Crawford. The price of a gate key was set at \$10.

At the annual meeting, Garl Fink announced that Terry Keddington had replaced Jerry Crawford due to Jerry's inability to attend board meetings. Garl reported that there had been 18 cabin break-ins in the Weber Canyon area the past year. He announced a \$100 fine for anyone leaving the gates unlocked. A standing Capitol Fund was established at \$30,000. New terms were given to Garl Fink, Doyle Seeley, and Ron Greensides. At the board meeting held immediately after the annual meeting (I don't know if I have reported that, but a board meeting was always held after the annual meeting primarily to elect the president, vice-president and make committee assignments.), Garl Kink was retained as president. Ron Greensides was elected vice-president. In addition, Doug Slater expressed a desire to leave the board in about 6 months. Charlie Cannon volunteered to take over and wanted to be in complete charge.

Charlie Cannon also reported in June on his battle with the beavers. They have been plugging up the culverts and flooding roads. He had been successful in relocating some of them.

At the August director's meeting, the board set September 24th and 25th for rebuilding the bridge at a cost of \$10,760. (I can say it will be a long time before *that* bridge needs repair.) Garl Fink reported that a questionnaire sent to all Riverside owners about their desire to keep the gate open or closed, reflected that all wanted it kept closed and locked. Two owners did not return the questionnaire. At this meeting Dean Carr replaced Terry Keddington, who had resigned. Charlie Cannon reported the beaver had returned but the battle was to continue.

2000

At the March meeting the director's set the annual dues at \$100 plus \$25 special assessment. At the annual meeting, Jim and Julie Wissler were introduced as new members. They had purchased a lot from the association for \$32,500. The money was used to defray the cost of the new tanks at the lake. Doug Slater announced his resignation from the board to travel. He would remain available to consult. Water

meters were discussed. Their purpose would be monitoring for excessive use and to better track leaks. (As it turned out, the ability to identify leaks has made the meters very valuable. The water system is significantly more secure. Also, two other important objectives of the meters are a check valve and a shutoff that can be locked.) Dean Carr was confirmed to remain on the board. Kevin Taylor and Kris Kellogg were elected. Garl Fink was re-elected president and Ron Greensides was re-elected vice-president. The water meter project was to proceed.

During the director's meeting held immediately after the picnic, the board set the annual dues at \$200 for full members and \$75 for non-water members. In November, Kris Kellogg sent out a newsletter advising the membership of 8 items of importance ranging from the water meters to other important projects, there were 13 outlined.

2001

At the annual meeting held at the County Complex (it had been held there for many years), Garl Fink reported that 19 water meters had been installed to date. Several leaks had been identified and corrected during the process. Susan MacKay reported that the association had spent \$13,984 in 2000. Article III was modified to reflect the establishment of a \$30,000 Capitol Fund. The fund was to be replenished each year with a special assessment if necessary. Charlie Cannon, Royce MacKay and Boyd McAllister were voted back on the board. Garl Fink and Ron Greensides were re-elected as president and vice-president respectively.

At the July board meeting, Garl Fink reported that he would be living in D.C. His wife had obtained a job there. He did say that he would be in Salt Lake a lot. He volunteered to step down as president. The director's declined to accept his resignation. Instead, Ron Greensides would step aside as vice-president, due to church duties, and Dean Carr would become vice-president and coordinate association activities with Garl. The Rules & Regulations and the By-Laws were recorded with Summit County.

Well, that's it. I've run out of minutes, letters, and other sources of information. The remaining minutes are still in the secretary's current book. I hope that the foregoing has been interesting and that one has an appreciation of the work of all of the past and present members.