

Hardware Park Mountain Estates Minutes

These are minutes of the Board Meeting of HPME held:

At the home of:
Michael and Jayne Gailey
3333 S 1000 W
Syracuse, Utah 84075

Thursday November 14, 2019
7:00 PM

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

Farrel Lewis [President]	Bruce Peterson [Board]	Nate Arrioti [Board]
Mike and Debbie Schmidt [Board]	Rubylyn Vernon [Board]	Russ Ridges [Board]
Clyde and Lucy Hinderliter	Gary Nuffer [Treasurer]	Mike Gailey [Secretary]
Excused		Dennis Kendrick [Board]
		Rick Patterson [Board]

7:00 PM Call to order – Bruce Peterson called the session to order stating that a quorum was present with a prepared agenda. Farrel was en route to the meeting and joined the group at 7:15. Bruce asked Mike Gailey to begin with a discussion of issues placed on the agenda regarding communication.

Communication—Mike presented to the Board the minutes of September 12, 2019 for approval. After some brief discussion Ruby placed a motion before the Board to approve. A second was offered by Russ. The vote was unanimous of the quorum present. Mike reported to the Board that the Association was now in possession of an MOU between the Board and the Jeff Morrell family stating the expectation and rights of both parties.¹ The MOU has been signed by Jeff and by Farrel and duly notarized. The effective date of the MOU is January 1, 2020. Mike reported that a posting has been made to the website noticing members to submit Work Credit Vouchers for 2019 to the various Board members assigned. The deadline for submission is December 31, 2019. Mike reported an email from Mike Jones with pictures show vandalism that has been done to the Middle Gate cable fence allowing four-wheeler access to the property.



¹ As of 12/5/2019 the original copy mailed to Jeff Morrell has not been claimed. A PDF version has been sent to him by email.

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The Board discussed this issue briefly.

Finances—Gary presented the financial statement as of October 31, 2019:

Hardware Park Mountain Estates Financial Statement for fiscal Year 04/01/2019 thru 03/31/2020					
	Total Assessments & Expenditures	Membership Fees	Road Maintenanc e Fees	Rainy Day Fund	2019-2020 Budget
Beginning Balance 04/01/2018	\$ 44,329	\$ 2,068	\$ 23,308	\$ 18,953	
Annual Assessments 2019-2020	\$ 5,296	\$ 545	\$ 4,121	\$ 630	\$ 21,000
Keys	\$ 75	\$ 75			
Maps					
Interest & Penalties					
	\$ 9	\$ 9			
Sub-total 2018-2019	\$ 5,380	\$ 629	\$ 4,121	\$ 630	
Funds Available	\$ 49,709	\$ 2,697	\$ 27,429	\$ 19,583	
Funds Disbursed:					
Board Meetings (03/13/2020)					\$ 562
Annual Picnic (08/03/2019)	\$ 586	\$ 586			\$ 566
Roads:					
Grading	\$ 4,590		\$ 4,590		
Roads (gravel, shell, Equipment & etc)	\$ 2,099		\$ 2,099		
Repairs					
Fuel					
Rental Equipment Insurance					\$ 2,100
Misc. Weed Abatement					\$ 2,000
Total Roads	\$ 6,689		\$ 6,689		\$ 17,850
Security:					
Deer Hunt					
Gates & Fences					
Keys					
Total Security	\$ -	\$ -			\$ 500
Springs:					
Testing					
Bucks Springs					
East Springs	\$ 31	\$ 31			
South Springs	\$ 31	\$ 31			
West Springs	\$ 12	\$ 12			
Total Springs	\$ 74	\$ 74			\$ 70
Taxes:					
State Franchise Fee	\$ 121	\$ 121			\$ 125
Corp. Registration	\$ 13	\$ 13			\$ 13
Total Taxes	\$ 134	\$ 134			\$ 135
Bank Charges					
Newsletter					
Postage	\$ 56	\$ 56			\$ 110
Printing					
Flowers					
Supplies					
D & O Insurance	\$ 1,247	\$ 1,247			\$ 1,247
Website					\$ 75
Lien Filing Fees					
Total Disbursements (Expenditures)	\$ 8,786	\$ 2,097	\$ 6,689	\$ -	\$ 19,912
Ending Balance as of October 31, 2019	\$ 40,923	\$ 600	\$ 20,740	\$ 19,583	

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After some discussion a motion was made by Ruby to accept Gary's financial report. Nate placed a second to the motion. The vote was unanimous in favor of acceptance. Gary then presented a list of assets held by the Association along with a list of those currently in default. There ensued a discussion as to whether the listing of delinquent members should be placed in these minutes. After some discussion a motion was made by Russ Ridges to place their names in the minutes. A second was offered by Bruce. The motion passed without objection.

Assets:				
Roads (Equipment)		Rock Screen		\$ 10,127
Hardware Park Mountain Estates Membership Assessment Past Due as of October 31, 2019				
Lot No.'s	Last Name	First Names		Past Due Balance
25-8	Huckleberry	Pete	Debi	\$ 822
25-11; 25-12; 25-13	Moore	Brett		\$ 450
25-54	Salaz	Robert		\$ 1,200
36-61	Tremea	Gary		\$ 2,020
36-48	Harrop	Blake		\$ 300
36-57	Hill	Larry		\$ 460
25-3	Hill	Russell		\$ 300
25-53	Hooper	Nicolas		\$ 160
25-54	Sacket	Barry		\$ 300
25-35	Tidewell	Ray		\$ 300
36-41	Turek	Rick		\$ 300
Balance Due				\$ 6,612

Gary commented that Robert Salaz has passed away. He also noted that the Blair property has been sold. The new owners are Joshua and Joni Jones of Roy, John and Charity Jones of West Haven, and Isaac and Sara Erickson of Layton. There was a brief discussion of the redistribution of keys following the sale of a property.

A discussion of re-keying Association gates was discussed. We have adopted a policy to rekey every third year. 2020 would be a re-keying year. Gary will get with Jay Omsbach who assists the Association in this project and get started. Ferrel mentioned that Hal Jones would be removing locks for the winter the next weekend.

Security—With Dennis not present there was no further discussion of gates and locks.

Emergency Preparedness—Mike Schmidt reported that signs have now been erected at helicopter extraction sites. They look nice. He indicated that his committee would be producing new cards for members use to be distributed at the March general meeting. He said that he would be providing Mike Gailey information to be posted to the Association website.

Activities—Bruce commented on the Summer picnic stating a better attendance than the year prior. It was felt by all that it was successful. The March general meeting this year will be held

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on March 19, 2019. There was a discussion on using the new Davis County Library for this meeting seeing that it might save the Association some money. Mike Gailey will look into this possibility.²

Development—There had been an effort made to meet with the Development Committee prior to the Board meeting. Much of the Development Committee had conflicts with their schedules that would not allow that to happen. Russ reported that Hal Jones would be removing his trailer this coming weekend. He had been blocked from doing so by the trailer placed by George/Coray who have purchased a property once belonging to Ray Tidwell. The George/Coray owners are looking for a site to build on that property. There will need to be future meetings with those owners and the Development Committee.

Roads and Maintenance—Ruby stated that she felt the roads, overall, were in pretty good condition. Those portions of Association roadways that have no maintainers assigned to them were worst. She would like to form a work party to work the roads in June. The discussion next turned to attempts made to contact the blasting company we dealt with previously. Farrel reported that he's not had much success getting them to respond. Now that Pearson's have agreed to us mining shale on their property that should also be examined. There was some discussion on examining that idea further to see if that shale crosses Allen property. No assignment was made. The intent with Pearson's is to leave them with a parking place and to disrupt ATV travel across their property. They will also be granted exception from fees for allowing the Association to mine the shale.

Hunting—Rick Patterson was not in attendance. Mike presented to the Board modifications to the CCRs regarding hunting that Rick Patterson has proposed. There was some objection from the Board concerning the refusal to accommodate guests. After some discussion it was determined to make the January Board meeting a review of the CCRs of the Association. There is also some concern about size and number of accessory buildings that might be constructed. It was recommended at this time that the Development Committee be invited to that session. There was no objection.

Water—Nate reported on the status of the water system. He noted that he had flow-rate studies done by Steve Wilson that he would share with Mike Gailey for placement on the website.

There was some discussion concerning Hal Jones taking water beyond Buck's Spring. Hal has been contacted and has removed all collection apparatus taking water beyond the Buck's Spring hydrant. Such action might jeopardize our standing with the Utah Division of Water Rights.

Adjournment—A motion was placed by Russ Ridges to adjourn until January 2020. Russ placed a second before the Board. The vote was unanimous to adjourn.

Adjournment: 9:20 PM

Next meeting: January 16, 2020
Mike and Jayne Gailey's Home
3333 S. 1000 W.
Syracuse, Utah

² Mike did investigate the possibility of using the library. The library only charges \$20 for the use of the multipurpose room for the serving of refreshments where only water may be served as a liquid. However, we could not comply with their policy not to exchange money on premise and so the general meeting will be held in the Syracuse Community Center and there will be a \$270 charge.