

# Hardware Park Mountain Estates Minutes

These are minutes of the Board Meeting of HPME held:

At the cabin owned by Mike and Jayne Gailey [Section 25: Lot 31] beginning at 7:00 PM with a potluck supper prepared and served prior to the meeting. The Association provided the protein for that evening. Members of the Board had been notified 10 days prior to this meeting and asked to provide various components of the meal.

Those present at this meeting of the Board were the following:

Farrel Lewis [President]	Bruce Peterson [Board] Julie Peterson, Activities Chair	Nate Ariotti [Board]
Mike Schmidt [Board] Debbie Schmidt, Emergency Chair	Dennis Kendrick [Board] Marlene Kendrick, spouse	Russ Ridges [Board]
Rubylyn Vernon [Board] Kelly Vernon, spouse	Rick Patterson [Board]	Gary Nuffer [Treasurer] Dorothy Nuffer, spouse A grandson
Mike Gailey [Secretary] Jayne Gailey, spouse		
Roads Committee Attendees	Clyde Hinderliter, Chair Lucy Hinderliter, spouse A granddaughter	Dennis Weaver

**Welcome**—After the meal, Farrel welcomed the group to the July Board meeting stating that a quorum was present consisting of the entire board. He also welcomed the Roads Committee which had met earlier in the day.

**Communications**—Farrel presented the minutes of the May 14, 2020 meeting that was held through Zoom. He also presented the minutes of the Special Meeting of the General Membership called and held on June 3, 2020. He asked if all had taken the opportunity to review these minutes and asked for any corrections or additions. Hearing and seeing none, he called for a motion to accept the minutes as recorded. Dennis Kendrick made a motion to accept. This was seconded by Bruce Peterson. There was no discussion. The vote was unanimous to accept the minutes.

Farrel asked Mike Gailey to explain the action items now before the Board. Mike explained that now that a proper hearing of the changes and additions to the CCRs has been held it is now the responsibility of the Board to enact those changes, modify or vote them down.

The first action would involve the new code regarding hunting and shooting. Ruby and Russ both expressed their personal dislike of the restriction on some who have no immediate family desiring to hunt, but have others, classified as guests who now may not hunt. There was some discussion on this issue. Ruby expressed the opinion of others at the general meeting held in June were opposed to this change. After some discussion of the matter, Russ Ridges called the question. He then made a motion to adopt the changes placed before the board. A second was made by Bruce. Farrel called for a vote. All voted yes to the motion with the exception of Ruby who abstained.

The second action involved new text to the CCRs regarding parking. Ruby led this discussion. After brief discussion a motion was made by Rick to adopt the new addition to the CCRs concerning the restriction of parking along HPME roadways and easements. Bruce seconded the motion. The vote was unanimous in the affirmative.

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Both changes are now in effect and the governing documents will note these changes and be uploaded to the website as soon as possible.

**Finances**—Farrel requested that Gary Nuffer present the most current financial statement. Gary walked the Board through that document. Farrel then asked the Board for a motion to accept Gary’s statement. Ruby made the motion to accept the statement as presented. Nate Ariotti placed a second before the Board. The vote was unanimous.

Gary reported to the Board that he has no keys left to distribute of the current key begin rotated. There was a discussion whether to purchase more keys of that cycle or not. After some discussion Rick made a motion to allow Gary to purchase 10 more keys of the current cycle. Ruby seconded the motion. The vote was unanimous.

There was a discussion by name of those in default with the Association concerning the payment of fees. Farrel mention the possibility of suing the most neglected requiring them to sell to recover the defaulted balance. Russ has a brother in law who us a land attorney. He will approach his brother-in-law for counsel and report back to Farrel.

<b>Assets:</b>				
MESCO	1-Oct-15	Rock Screen		\$10,127
<b>Hardware Park Mountain Estates</b>				
<b>Membership Assessment Past Due</b>				
<b>as of June 30, 2020</b>				
<b>Lot No.'s</b>	<b>Last Name</b>	<b>First Names</b>		<b>Balance</b>
36-48	Harrop	Blake/Brett		\$300
36-57	Hill	Larry		\$600
25-3	Hill	Russell		\$300
25-8	Huckleberry	Pete	Debi	\$822
25-11; 25-12; 25-13	Moore	Brett		\$375
25-54	Salaz	Robert		\$1,200
36-41	Turek	Rick	Katherine	\$300
36-61	Tremea	Gary		\$2,020
<b>Balance Due</b>				<b>\$5,917</b>

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Hardware Park Mountain Estates				
Financial Statement				
for fiscal Year 04/01/2020 thru 03/31/2021				
	Combined Total	Membership Fees	Road Maintenance Fees	Rainy Day Fund
Beginning Balance 04/01/2020	\$40,605	\$287	\$20,700	\$19,618
Annual Assessments 2020-2021	\$18,170	\$3,452	\$12,583	\$2,135
Keys	\$50	\$50		
Maps				
Interest & Penalties				
Recovery				
<b>Sub-total 2020-2021</b>	<b>\$18,220</b>	<b>\$3,502</b>	<b>\$12,583</b>	<b>\$2,135</b>
<b>Funds Available</b>	<b>\$58,825</b>	<b>\$3,789</b>	<b>\$33,283</b>	<b>\$21,753</b>
<b>Funds Disbursed:</b>				
Board Meetings (03/19/2020)				
Annual Picnic (08/05/2020)				
Spring Clean-up				
<b>Roads:</b>				
Grading				
Roads (gravel, shell & etc)				
Repairs				
Fuel				
Rental Equipment Insurance				
Misc. Weed Abatement	140		140	
<b>Total Roads</b>	<b>140</b>		<b>140</b>	
<b>Security:</b>				
Deer Hunt				
Gates & Fences				
Landing Zone Markers				
Keys				
<b>Total Security</b>				
<b>Springs:</b>				
Testing				
Bucks Springs				
East Springs				
South Springs				
West Springs				
<b>Total Springs</b>				
<b>Taxes:</b>				
State Franchise Fee				
Corp. Registration				
<b>Total Taxes</b>				
Bank Charges				
Postage	60	60		
Printing	34	34		
Flowers				
Supplies	32	32		
D & O Insurance	1247	1247		
Website				
Filing Fees				
Total Funds Disbursements	1513	1373	140	
<b>Ending Balance as of June 30, 2020</b>	<b>\$57,312</b>	<b>\$2,416</b>	<b>\$33,143</b>	<b>\$21,753</b>

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**Security and Fire**—Farrel turned to Dennis Kendrick and asked if he had items that Board needed to discuss. He said that he had nothing urgent. Farrel asked Mike Gailey, who has spoken with Natalie Betten recently to express her concerns. Mike reported that Natalie has undergone some very serious surgical intervention in her life. She confined to home. She has received reports that the sheep from below have moved onto hers and other's property. She has requested of the Board the placing of No Trespassing signs along the western boundary of the Association. After considerable discussion, Russ Ridges and Rick Patterson agreed to get with Natalie and offered to help her place such signage along that western boundary of her property using GPS. They will make contact with Natalie.

Ruby brought up the issue of speeding along HPME roadways. She said it's just a matter of time before we have a life-threatening event along those roads. She asks that posted speed limit signs be placed along the roadways. After some discussion the Board came to the decision to place speed limit signs at all springs and at all gates. Farrel asked Dennis Kendrick to look into the manufacture and placement of these signs.

**Emergency Preparedness**—Mike Schmidt reported that he had wallet-size cards available with helicopter GPS landing sites identified.

Emergency Calling Tree: Farrel asked what the status was with the current calling tree. Mike Gailey reported that Natalie Betten and Wayne Summers have divided up the members and each have called half of the group when asked. With the current health situation of both Natalie and Wayne, the consideration was do we need to revisit that service? Farrel discussed the appropriateness of that group functioning under the Communications Committee. Farrel expressed the feeling that a calling tree is most valuable during and immediate emergency. Farrel asked Mike Schmidt if he felt like the Emergency Preparedness Committee could take over the Calling Tree. Mike expressed no issue in doing so. Farrel made the motion to move the Calling Tree to the Emergency Preparedness Committee under Mike Schmidt's supervision. This motion was accepted by the Board by the Board. Russ placed a second to that motion. The vote was unanimous in favor of the move. Mike Schmidt will begin work on reorganizing the Calling Tree.

**Activities**—Farrel asked Bruce Peterson to report on the actions of the Activities Committee. Bruce reported that they are involved in the Weber County Fair each year. That event has been cancelled. Mike Gailey reported that to comply with the Governor's and Health Department directives it would be difficult to hold the picnic. Bruce mentioned that a potluck allowing people to help themselves to a buffet is not allowed. Each family would have to prepare and eat its own bringings. After much discussion it was clear that this year is different. Farrel directed that the picnic this year would be cancelled, and notice placed on the Association website. Ruby made a motion that was seconded by Russ to accept Farrel's directive. The vote was unanimous.

**Development Committee**—Russ reported that the Development Committee had toured the property and issued notices to specific property owners and placed notice at each spring of the proper application of Association Bylaws and Restrictive Covenants to any and all projects. Mike Gailey reported that he has placed under the Development tab at the website, this first notice of the Development Committee and removed the "Under Construction" icon formerly on that page. Farrel asked Russ where he was in the future development of that page. Russ indicated he would move that forward.

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**Roads and Maintenance**—Ruby expressed frustration with the Road Maintainers eligibility with some not having attended the Special General Meeting on June 3<sup>rd</sup>. Farrel gave to the secretary the voting member certifications that were not claimed by landowners at that meeting.<sup>1</sup>



Super Heroes Need to Combat Covid-19 Impacts on HPME's Property Owners

<sup>1</sup> This information was not available the night of this Board meeting. After Farrel delivered the unclaimed certifications to Mike, he has prepared list of attendees and non-attendees for the use of the Board. That list was forwarded to Board members on 7/12/202. It is inserted in this minute for completeness. There has been some discussion via email since this meeting of forgiveness for non-attendance in the Work Credit program because of Covid-19 related issues.

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HPME SEPCIAL GM ATTENANCE 6.3.2020					
SGM6.3.20	1LastName	1MFirstName	1Section	1Lot	Remarks
Not Represented	Abraham	Michael	36	60	
Not Represented	Allen	Marion	36	6	
Not Represented	Anderson	Wendy	25	11	
Not Represented	Arnold	Ed	25	19	
Not Represented	Beishline	Ben	36	25	
Not Represented	Betten	Natalie	25	57	
Not Represented	Bingham	Chet C.	36	52	
Not Represented	Boswoth	Brent R	36	35	
Not Represented	Brueckner	Robert	36	45	
Not Represented	Brunson	Annette	25	30	
Not Represented	Burbank	Paul	25	36	
Not Represented	Burrows	Kay	36	42	
Not Represented	Call	Van	36	46	
Not Represented	Carlson	David	36	54	
Not Represented	Carr	Jean	36	33	
Not Represented	Cole	Daniel	36	1	
Not Represented	Crowther	Travis	25	28	
Not Represented	Dimick	Tana	25	11	
Not Represented	Egbert	Todd	36	2	
Not Represented	Ekstrom	LaMont	25	14	
Not Represented	Erickskon	Isaac	36	34	
Not Represented	Facer	Lloyd	25	6	
Not Represented	Graham	C.J.	36	13	
Not Represented	Green	Don	36	19	
Not Represented	Grover	Justin	25	62	
Not Represented	Harrop	Blake	36	48	
Not Represented	Hatfield	R. D.	25	44	
Not Represented	Hernandez	Amelia	24	8	
Not Represented	Hill	W. Russell	25	3	
Not Represented	Hintze	Brent	36	53	
Not Represented	Hooper	Nicholas	25	53	
Not Represented	Howell	Roger	24	10	
Not Represented	Huckleberry	Pete	25	8	
Not Represented	Johnson	Jesse	36	17	
Not Represented	Judd	Michael [Bruce]	25	25	
Not Represented	Judkins	Rick	25	1	
Not Represented	Kent	Dianna	25	52	
Not Represented	Kindall	James	36	3	
Not Represented	Lamb	Richard	24	7	
Not Represented	Lemmon	Douglas	36	27	
Not Represented	Lindquist	Anne	36	28	
Not Represented	Lockhart	Neil	25	63	
Not Represented	Loveless	Geniel	25	30	
Not Represented	Lucas	Mike	36	38	
Not Represented	Malan	Jeff	36	39	
Not Represented	Maurice	Steve	24	13	
Not Represented	May	Quinn	36	37	
Not Represented	McArthur	Scott	36	56	
Not Represented	Medina	Robert E.	36	26	
Not Represented	Milligan	David	25	38	Believe this lot has been purchased by Casey Shradley
Not Represented	Moore	Brett	25	11	
Not Represented	Moore	Dekk	25	11	
Not Represented	Moore	Glen R. (Ron)	25	11	
Not Represented	North	Gordon	36	8	
Not Represented	Opheikens	Orluff	24	14	
Not Represented	Parkin	Dave	36	36	
Not Represented	Pearson	Gerald	36	4	
Not Represented	Rendon	Michael	36	26	
Not Represented	Sacket	Barry	25	49	
Not Represented	Salaz	Robert	25	54	
Not Represented	Schmidt	Inge	25	47	
Not Represented	Straley	Dawn	24	4	
Not Represented	Summers	Wayne	25	64	
Not Represented	Tidwell	Ray	25	34	Believe this lot has been purchased by Shad Christensen
Not Represented	Tremea	Gary	36	61	
Not Represented	Turek	Rick	36	41	
Not Represented	Whitworth	Clark	24	5	
Not Represented	McClellan	J. Scott	25	59	
Not Represented	Christensen	Shad	36	9	

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Represented	Allen	Florence	36	6		
Represented	Anderson	Jerry & Teddy	36	63		
Represented	Barnes	Linda	36	40		
Represented	Benson	Fred	25	29		
Represented	Boyce	Michael	24	3		
Represented	Bull	Doug	25	51		
Represented	Burnett	Rich	25	60		
Represented	Buttars	Aaron	36	10		
Represented	Casazza	Nick	24	2		
Represented	Christensen	Dale	36	12		
Represented	Dixon	Richard	25	7		
Represented	Eddy	Eugene	36	50		
Represented	Eddy	Leon	36	50		
Represented	Flint	Terry	36	30		
Represented	Fowers	Darrel	25	20		
Represented	Fowler	Elenore	36	18		
Represented	Gailey	Mike	25	31		
Represented	Green	Daryl	36	12		
Represented	Grimaud	Lyn	36	42		
Represented	Gurule	Joe	36	49		
Represented	Harrop	Dan	25	4		
Represented	Higley	Kevin	24	11		
Represented	Hill	Larry	36	57		
Represented	Hill	Ron	25	60		
Represented	Hinderliter	Clyde	24	12		
Represented	Jones	Hal	25	33		
Represented	Jones	John	36	34		
Represented	Jones	Joshua	36	34		
Represented	Jones	Michael	25	32		
Represented	Justensen	Douglas	25	7		
Represented	Kendrick	Ellis	25	21		
Represented	Lewis	Farrel	25	39		
Represented	Liljenquist	Kevin	24	15		
Represented	Lovato	Rueben	25	55		
Represented	Magruder	David	36	11		
Represented	McFarland	Roger	24	11		
Represented	Meier	Debra	25	30		
Represented	Morgan	Michael	24	15		
Represented	Nagel	Nola	36	22		
Represented	Nuffer	Gary	36	23		
Represented	O'Dell	Kim	25	40		
Represented	Oakeson	Blaine H.	36	32		
Represented	Oakeson	John H.	36	31		
Represented	Ombach	Jay	24	1		
Represented	Patterson	Rick	25	61		
Represented	Peterson	Bruce	36	51		
Represented	Reams	James	25	9		
Represented	Reams	Richard	25	9		
Represented	Reams	Scott	25	9		
Represented	Ridges	Russ	36	58		
Represented	Schmidt	Jerry	25	37		
Represented	Schmidt	Mike	25	37		
Represented	Seamons	Justine Grover	25	62		
Represented	Seifert	Martin	36	16		
Represented	Shradley	Casey	25	23		
Represented	Torrico	Walter	24	6		
Represented	VanAusdal	Candice	25	27		
Represented	Vernon	Rubylyn	36	21		
Represented	Weaver	Dennis	25	50		
Represented	Willits	Joel	36	29		
Represented	Wilmarth	Carl	36	42		
Represented	Wilson	Stevan	24	16		
Proxy	Bushman	Ron	25	2		
Proxy	Laramie	Pat	36	62		

Ruby asked Farrel if he any report concerning the blasting of the two shale pits. Farrel reported that he had visited with a representative of a local company to determine the feasibility of continued blasting. He shared that this individual was not willing to blast because of inability to position his equipment.

Farrel proposed solutions for both pits. At the established pit Farrel proposed leasing a D6 Caterpillar Dozer. It would lease for about \$1,500.00 a day. There would be a \$4,000 mobilization fee added to that cost. The dozer would access the shale field from the east. A road would need to be created. The dozer would push shale from the top into the pit. The overall cost of this effort would be about \$10,000.00. There was a question about Inland-Marine insurance. Farrel would look into that issue.

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At the new Pearson Pit, there is no staging area. That access would need to be created before any significant shale could be harvested. An excavator and a wheel-loader could, over time create a staging area with that material coming from the staging area being spread down the road with the wheel loader. The cost to begin this project would also be about \$10,000.00. There was no action by the Board on either of these projects proposed at this time.

Farrel reported that he had been in contact with Claire Cole who has provided grading service in the past. He is willing to return to the property either the first of August or the first of September. Farrel emphasized the need to have a 14-foot tunnel cleared by the Road Maintainers before Claire Cole were to grade. Ruby led the discussion concerning using the August 1<sup>st</sup> picnic cancellation as an opportunity for road clearing.<sup>2</sup>

Ruby made mention of several spots that need attention this year. She asked for a definition of Association-maintained roadways. That was discussed. The issue with Doc Graham's second roadway was discussed. It was finally determined that Nate would dialog with him, allowing Graham's to gate one roadway and Nate would ask for keys for those requesting a key in that neighborhood. Doc Graham has agreed to maintain that second road.

The passing of Inge Schmidt was mentioned at this time. Ruby requested that the Board look again into creating what she called the "Weaver Cutoff" crossing the Schmidt property. Farrel mentioned that the grade would be too steep without switchbacks. The Roads Committee will look further into this option.

**Hunting**—Rick Patterson asked Mike Gailey to update the hunting permit available online for the 2020 season.<sup>3</sup> Mike Gailey was instructed to remove the request for a driver's license number from the application. Rick mentioned that he has had one request to this point regarding hunting.

**Health and Water**—Nate reported that the West Spring has been tested according to the Water Site Plan and that the report is negative and therefore potable.

Farrel reported that the East Spring is down with signage state such at the spring. A notice has also been posted to the website. There is no water being conducted from the collection field to the tanks. He and Stevan Wilson have reviewed the drawing sketched by Bruce Smith and believe that roots have clogged the pipe above the tanks. August 8<sup>th</sup> has been selected to delve into this issue. Farrel will attempt to rent a mini-X excavator from the company he used to own. Clint Gailey has agreed to pick that up on the 7<sup>th</sup> and transport and then operate the machinery for the repair. There was a question about funding this operation. Nate made a motion to use the Rainy-Day Fund for this project. The motion received a second from Rick. The vote was unanimous.

Farrel thank all for being present. He called for a motion of adjournment. Ruby made the motion that was seconded by Dennis. The vote was unanimous.

Adjournment: 10:20 PM

Next Scheduled Board Meeting: September 10, 2020 at 7:00 PM at the Gailey home in Syracuse.

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<sup>2</sup> Farrel contacted the secretary after the meeting and shared that Claire would prefer to do this grading the week of July 27<sup>th</sup>. He has been in contact with Ruby.

<sup>3</sup> The application has been updated and the text changed on that page reflecting the disallowance of guests.