

# Hardware Park Mountain Estates Minutes

Held as a Zoom Meeting  
Join Zoom Meeting:

<https://us02web.zoom.us/j/9695647250?pwd=eGZJT2F4REdEY01Zc1ZEdGI5Nkx5dz09>

Meeting ID: 969 564 7250  
Passcode: 141486

Because of the Covid-19 Pandemic  
Links were sent to all Board Members  
Mike Gailey provided the link  
7:00 PM

These are minutes of the Board Meeting of HPME held September 10, 2020

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

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

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

**Welcome**—Farrel welcomed the group to the September Board meeting at 7:00 PM stating that a quorum was present.

**Communication**—Farrel asked Mike Gailey to present the minutes of the July 10, 2020 Board meeting held HPME at the cabin of Mike and Jayne Gailey. After some brief discussion Rick Patterson made a motion to accept the minutes as recorded. Ruby Vernon placed a second before the Board. The vote was 6-0 to accept.

**Finances**—Gary had shared a financial statement with Mike by email prior to the meeting. Gary was not present online to present the statement. The Board reviewed Gary's statement line-by-line. When the group arrived at the roads line item Rick Patterson commented on the nice job done by Clair Cole in grading this year. The comments were that he does a much better job than the landowner outside of the association. The Board reviewed the asset statement and the bad debt listings provided by Gary.

Russ was asked at the previous board meeting to check with his brother-in-law on legal methods to collect delinquent past fees from landowners who shun the association. Russ reported that he had not done so yet but would do so and report to the Board.<sup>1</sup>

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<sup>1</sup> Russ reports to the Board that he has spoken with his brother-in-law and there a legal means to engage landowners that have failed to respond. This will be a discussion item and the next board meeting

# Hardware Park Mountain Estates Minutes

<b>Hardware Park Mountain Estates</b>				
<b>Financial Statement</b>				
<b>for fiscal Year 04/01/2020 thru 03/31/2021</b>				
	<b>Combined Total</b>	<b>Membership Fees</b>	<b>Road Maintenanc e Fees</b>	<b>Rainy Day Fund</b>
Beginning Balance 04/01/2020	\$40,605	\$287	\$20,700	\$19,618
Annual Assessments 2020-2021	\$21,345	\$2,068	\$16,867	\$2,410
Keys	\$50	\$50		
Maps				
Interest & Penalties				
Recovery				
<b>Sub-total 2020-2021</b>	<b>\$21,395</b>	<b>\$2,118</b>	<b>\$16,867</b>	<b>\$2,410</b>
<b>Funds Available</b>	<b>\$62,000</b>	<b>\$2,405</b>	<b>\$37,567</b>	<b>\$22,028</b>
<b>Funds Disbursed:</b>				
Board Meetings (07/10/2020)	\$ 213	\$ 213		
Annual Picnic (08/05/2020)				
Spring Clean-up				
<b>Roads:</b>				
Grading	\$ 7,500		\$ 7,500	
Roads (gravel, shell & etc)				
Repairs				
Fuel				
Rental Equipment Insurance				
Misc. Weed Abatement	\$ 140		\$ 140	
<b>Total Roads</b>	<b>\$ 7,640</b>		<b>\$ 7,640</b>	
<b>Security:</b>				
Deer Hunt				
Gates & Fences				
Landing Zone Markers				
Keys				
<b>Total Security</b>				
<b>Springs:</b>				
Testing				
Bucks Springs				
East Springs	\$ 695	\$ 695		
South Springs				
West Springs				
<b>Total Springs</b>	<b>\$ 695</b>	<b>\$ 695</b>		
<b>Taxes:</b>				
State Franchise Fee	\$ 100	\$ 100		
Corp. Registration	\$ 13	\$ 13		
<b>Total Taxes</b>	<b>\$ 113</b>	<b>\$ 113</b>		
Bank Charges				
Postage	\$ 60	\$ 60		
Printing	\$ 34	\$ 34		
Flowers				
Supplies	\$ 32	\$ 32		
D & O Insurance	\$ 1,247	\$ 1,247		
Website				
Filing Fees				
<b>Total Funds Disbursements</b>	<b>\$ 10,034</b>	<b>\$ 2,394</b>	<b>\$ 7,640</b>	
<b>Ending Balance as of August 31, 2020</b>	<b>\$51,966</b>	<b>\$11</b>	<b>\$29,927</b>	<b>\$22,028</b>

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Assets:				
MESCO	1-Oct-15	Rock Screen		\$10,127
<b>Hardware Park Mountain Estates</b>				
<b>Membership Assessment Past Due</b>				
<b>as of August 31, 2020</b>				
Lot No.'s	Last Name	First Names		Balance
36-57	Hill	Larry		\$900
25-54	Salaz	Robert		\$1,500
36-61	Tremea	Gary		\$2,320
<b>Balance Due</b>				<b>\$4,720</b>

**Security**—With the absence of Dennis Kendrick the group reviewed issues with the gates. Farrel reported that Hall Jones, the gate keeper has fixed the Ant Flat and the Middle gates. They were binding-up and out of alinement according to some landowners. They have been repaired. Farrel reported that all locks have new tumblers this year. Russ mentioned that Hal and he have purchased a tractor between them. Hall used the tractor to help re-align the gates. The group discussed the key exchange scheduled for next March and still plans on such at this point.

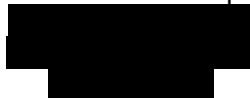
**Emergency Preparedness**—Mike Schmidt suggested that a presentation be made at the March general meeting concerning bear etiquette. The Board welcomed this suggestion. Mike asked that speed limits and penalties for speeding be discussed at the next meeting of the Board. Farrel reported to Mike that the helicopter landing site monument has been destroyed on Bald Mountain. Debbie Schmidt, Mike’s wife also listening in, complained about the gates being left open. She offered hearsay evidence that it might be the Lockhart family. Open gates are a chronic problem at the property. Always has been.

**Activities**—Bruce was sad that all social activities within the Association were cancelled this year because of Covid-19. Perhaps next year will be better.

**Development**—Russ reported that there had been severe wind-damage done to the forest at HPME. He also reported that he was aware of some roof damage to cabins. Russ suggested that a group go up on September 12, 2020 to clear roadways. He asked that a request be made on the website and the Facebook page asking for help on that day. Mike Gailey said he’d place something at the website. Nate would do the same on the Facebook page. Ruby would contact her road maintainers. There were no development issues discussed.

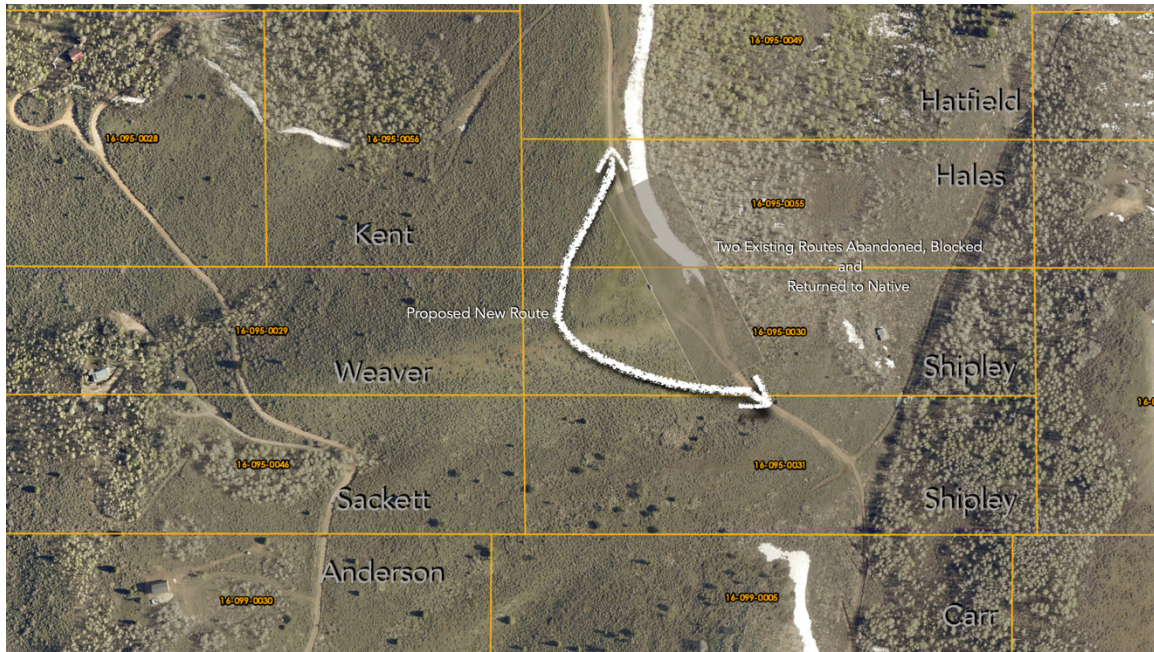
**Roads and Maintenance**—Farrel presented a plan to reroute the road west on Bald Mountain to help landowners in that section of the property gain access to their property earlier in the year. On altered roadway off Bald Mountain is also very dangerous. There were prior discussions with Inge Schmidt about the roadway. She was opposed. Since her death, the Schmidt property has been transferred to her daughter:

Jennifer Schmidt Shipley



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Farrel is proposing a different route around Bald Mountain; one less steep and less intrusive.



Mike Gailey was asked to contact property owners that are effected by this route change and report to Farrel and Ruby.<sup>2</sup> Ruby placed a motion before the Board to spend the money to hire Clair Cole to construct this road this fall. Russ placed a second before the Board. The motion passed 6-0. Terry Flint has agreed to survey the roadway.

Rodney Brent Hales



Farrel presented a proposal to allow Sheep Creek Development to share in the use of the Grizzly. He suggested allowing them to change the grate to minus 3 inch at their cost. This would also benefit the Association. Ruby made a motion to appoint Farrel as a representative from HPME to talk with Sheep Creek about the proposal. Russ placed a second before the Board. The vote was 6-0 in favor.

**Hunting**—Rick reported that he had issued 30 permits to hunt this year. He said the requests have been much lighter. 4 days of security were planned for the archery hunt. Chris Harrop fell from a tree stand and fractured his ankle. Rick says he has coverage for the Muzzle Loader season. He reported that two of the banner signs have been stolen from the gates. He suggested aluminum signs be made next year and budgeted for.

Rick asked for a current list from Gary of landowners.

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<sup>2</sup> Mike has contacted both Jennifer Shipley and Brent Hales for approval. Brent Hales owns parcel 16-095-0055 according to County records. He was formerly associated with the Opeikens' but now owns that lot alone. At the time of this recording, both landowners were aware and considering the change. An MOU will be issued if all parties agree.



# Hardware Park Mountain Estates

## Minutes

The group discussed the problem with trespassers coming into the property below Eddy's and Bruce Peterson's property. Ruby and Bruce both agreed to help with the expense of placing No Trespassing Signs along the property line.

**Water and Health**—Nate reviewed both the water flow, bacterial testing and the USU broadleaf spraying projects.

East Spring is now fully functional and tests negative. Farrel mentioned that he would be spreading a cabin mix on the banks of the dredged East Spring overflow basin. Farrel thanked those who participated, especially Clint Gailey for his abilities on heavy equipment shared with the Association.

There was general opinion that the spraying done by USU has not been very effective. There may need to be representatives from the Board there when spraying is undertaken. Farrel asked Nate if non-specific sprays might be used instead. Nate was asked to look into that.

Ruby shared with the group an apology from the Bingham family concerning a party hosted by a granddaughter that was loud, got out of hand, and a participant lost through the night. The young adult had walked away from the party drunk falling asleep in the bushes. Search and Rescue had been called in that evening. This event had disturbed the quiet enjoyment of landowners' properties.

Russ showed game video of bear around his cabin.

Rick placed a motion before the Board to adjourn. Ruby made a second. The meeting adjourned at 9:45 PM by group consent.