

# 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 Novmeber 12, 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 Arrioti [Board]
Mike Schmidt [Board]	Debbie Schmidt, Committee Chair	Rick Patterson [Board]
Rubylyn Vernon [Board]	Dennis Kendrick [Board Member]	Gary Nuffer [Treasurer]
Mike Gailey [Secretary]		Excused:
Clyde Hinderliter [Roads]		Russ Ridges [Board]

**Welcome**—Farrel welcomed the group to the November Board meeting at 7:10 PM stating that a quorum was present. He indicated the Russ would not be present because of a health issue with his son.

**Communication**—Farrel asked Mike Gailey to conduct the business of the Communications Committee. Mike stated the only action item before the Board was the acceptance of the minutes of September 9, 2020. Ruby made a motion to accept the minutes of September 9, 2020. Rick placed a second. The vote was 6-0 of those present.

**Finances**—Farrel asked Gary if he would review the financial statement with the Board. Gary had emailed the Board a copy of the financial statement prior to the meeting. That statement is placed here for completeness.

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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	\$21,505	\$2,069	\$16,991	\$2,445
Keys	\$50	\$50		
Maps				
Interest & Penalties				
Recovery				
<b>Sub-total 2020-2021</b>	<b>\$21,555</b>	<b>\$2,119</b>	<b>\$16,991</b>	<b>\$2,445</b>
<b>Funds Available</b>	<b>\$62,160</b>	<b>\$2,406</b>	<b>\$37,691</b>	<b>\$22,063</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	\$ 707	\$ 707		
South Springs				
West Springs				
<b>Total Springs</b>	<b>\$ 707</b>	<b>\$ 707</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>\$ 10,046</b>	<b>\$ 2,406</b>	<b>\$ 7,640</b>	<b>\$ 22,063</b>
<b>Ending Balance as of October 31, 2020</b>	<b>\$52,114</b>	<b>\$0</b>	<b>\$30,051</b>	<b>\$22,063</b>

Assets:				
MESCO	1-Oct-15	Rock Screen		\$10,127
Hardware Park Mountain Estates Membership Assessment Past Due as of October 31, 2020				
Lot No.'s	Last Name	First Name		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>

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After some discussion led by Rick Patterson regarding budgeting next year for metal signs to replace the canvas "Hunting by Permit Only", Dennis made a motion to accept the current financial statement. Mike Schmidt placed a second. The vote was 6-0 to accept.

The agenda called for a discussion of possible legal action to be taken permitting the sale of default properties. Russ Ridges was to have reported, but he was excused.

**Security and Fire**—Dennis reported that he is still working on speed limit signs. He also reported that a property owner west of HPME has spread asphalt millings along the north common easement. Farrel asked Dennis if a key exchange is planned for this coming spring. He expressed concerns that those in default with Association fees be denied access. Gary mentioned that Gary Tramea has not had keys for some time. There was some discussion of removing the locks from the gates with the onset of winter. Farrel mentioned that Hal Jones is the only one with a key to the Master lock that secures the locks to the gates. Farrel assigned himself to check with Hal on opening the gate. There was some discussion of not exchanging keys again this year. That discussion was tabled for the January Board meeting. Gary reported that he already was in possession of the new keys. They have been recut and provided for by Jay Ombach.

**Emergency Preparedness**—Mike Schmidt discussed the County lock box on the lower gate. All were not aware that that lockbox belongs to Cache County. There is a master Association key in that lockbox. Mike reported that the County is also not very versed in the use of that lockbox in the case the County needed access. He assigned himself to dialog with the County and try to clear up this issue. This issue is a repetitive issue and the County holds the keys. Farrel asked Mike Schmidt to remind the County to take the key in the box to enter Association properties.

A long discussion ensued regarding deliberately damaging, vandalizing or stealing of HPME signage. This discussion began over the removal of a GPS Helicopter landing site sign atop Bald Mountain. Ruby gave a narration of an accident at HPME the first weekend in October. Two recommendations were made to Mike Schmidt at this time:

1. Create an Emergency Protocol Sheet listing the steps landowners are to take in order to make sure gates are left open for EMS service access.
2. Establish a significant penalty for those caught deliberately damaging, vandalizing or stealing Association signage.

As a result of the discussion of number two above, Dennis Kenndrick made the following motion:

Landowners, immediate family or guest caught with more than hearsay evidence having deliberately damaged, vandalized or stolen HPME signage will be charged with a \$1,000.00 fine and the loss of holding keys to Association gates for one (1) year. A second was offered by Mike Schmidt. The vote was 6-0 to approve.

Mike Gailey was charged with creating a proposed amendment to the governing documents to sustain the Board's actions.

**Activities**—Bruce mentioned that his committee was crossing its fingers concerning the March General Meeting and the Summer Picnic due to Covid-19. As a matter of consent, the Board recommended action on these items in January when more information will be available.

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**Development**—Farrel requested that a discussion on whether the Development Committee has policing powers or whether that is strictly up to the Board be tabled for Russ's attendance. Dennis made a motion to table. Rick placed a second before the Board. The vote was 6-0 to table.

**Roads and Maintenance**—Farrel reported that we have now gain suport from the Hale and Shipley landowners to move the road going over Bald Mountain to the west. That work will commence in June at the request of the contractor, Claire Cole. The two landowners involved will be notified of the date. The existing road will be blocked at the top of Bald Mountain. Ruby made a motion to proceed. Rick placed a second before the Board. The vote was 6-0 to proceed.

Farrel next explained the partnership to be sought between Sheep Creek Cove and HPME. Sheep Creek will install a 3" grate over our Grizzly at their expense. Farrel assigned himself to develop an MOU between Sheep Creek and HPME about its use yearly. There was also some discussion about sharing the cost of the rental and transport of heavy equipment to both associations.

With the wind event this fall there is an abundance of dead fall. It was first determined that no commercial logging would be entertained because of bylaw and CCR restrictions. Ruby assigned herself to contact Firewise or other federal or state agency to see if grant monies would be available to the Association for fuels mitigation in the forest. Mike Gailey was assigned to survey owners about granting access to their properties for others to glean wood for personal use.

**Hunting**—Rick began this discussion with a report that he issued 88 permits in 2019. In 2020 he issued 60. This represents a 30% decrease in hunters hunting Association properties. Rick commented that he thought the CCR change had the desired impact. Clyde Hinderliter, Roads Committee Chair, was in attendance. He expressed direct opposition to Rick in the passage of the CCR amendment. It needs to be recognized that the action taken was an action of the entire Board and not one member. There is a proper means to amend the decision of the Board.

**Water and Health**—Nate reported on the historic flow rate of each of our springs. They are placed at the end of this document for completeness. The overflow at the East spring has recovered.

Farrel suggested to Nate that next year someone from his committee accompany the USU herbicide spraying team throughout the HPME properties. He also asked Nate to check on non-selective spay.

Miscellaneous—Farrel asked Clyde to report on the addition to the Davis County Property Tax bill the establishment of the Cache County Water Conservancy District. Clyde reported that he had called the County and they reported that this is a wash, since what new tax is generated by the District will be subtracted from the general tax fund.<sup>1</sup>

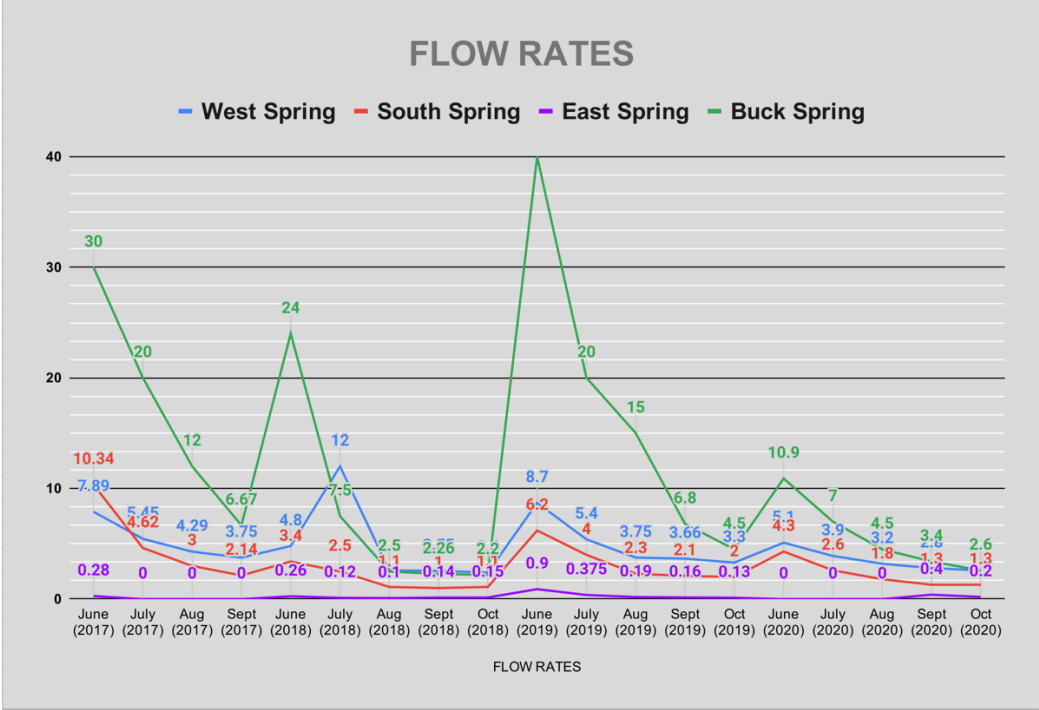
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<sup>1</sup> There is more to this story, however. HPME has been being charged all along for actions of what the Cache County Water Conservancy District will do in the future without any service provided. We own our own water shares. We do not contract from anyone for the delivery of water. This is just another pay for no service we enjoy as non-voting landowners in Cache County [The Secretary's Opinion]

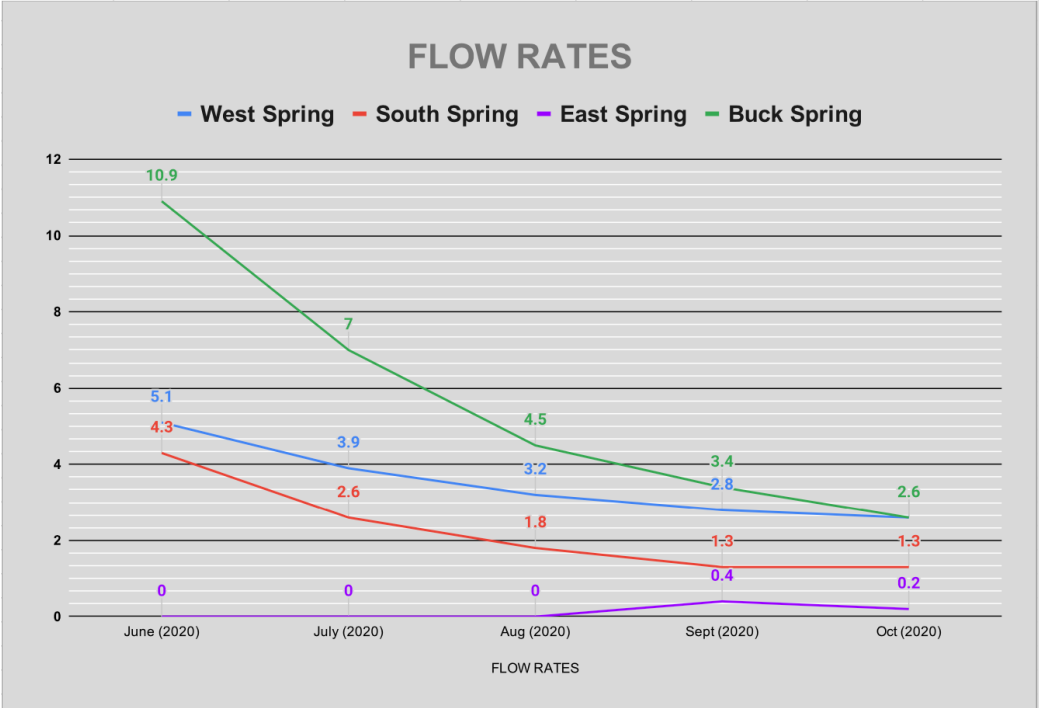
# Hardware Park Mountain Estates Minutes

Flow Rate for the Four Springs Owned and Maintained by the Association:

Recent History



This Year, 2020



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Farrel asked Mike Gailey to develop and petition to be circulated among HPME, Scare Canyon, Legacy, Sheep Creek Cove and others requesting better grading services along the Ant Flat right-of-way through Cache County. Mike accepted this assignment.

Motion to adjourn: Ruby with a second from Nate. The meeting was adjourned at 9:30 PM

Next meeting: January 14, 2021 7:00 PM via Zoom