

Hardware Park Mountain Estates Minutes

These are minutes of the Board meeting held Thursday, September 9, 2021

Present at the meeting were the following:

Farrel Lewis [President]	Bruce Peterson [Board]	Russ Ridges [Board]
Mike Schmidt [Board]	Dennis Kendrick [Board]	Nate Arrioti [Board]
Mike Gailey [Secretary]		
		Absent:
Rubylyn Vernon [Board]	Rick Patterson [Board]	Gary Nuffer [Treasurer]

This meeting was held via Zoom:

Join Zoom Meeting

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

Meeting ID: 969 564 7250

Passcode: 141486

Welcome—Farrel welcomed the group to the Board meeting at 7:05 PM stating that a quorum was present.

Communications—Mike Gailey presented the minutes of the July 8, 2021 Board Meeting and the March 18, 2021 General Meeting to the Board for approval. Russ made a motion to accept the minutes of those meetings. Dennis made a second. The vote was unanimous.

Finances—With the absence of Gary Nuffer and without a financial report from him to review, Farrel passed on a review of current finances.

The board then discussed the issue with Roger Howell who is still wanting a list of keys assigned to his properties. This has been provided prior to this by Gary. The entire board is confused as to what Mr. Howell is requesting. He provided links to the state's laws governing HOAs. Gary the bylaws and restrictive covenants are available online. Gary has offered Roger to examine his key and financial records. The Board is not sure what else can be done. The link to this meeting has been shared with Mr. Howell. Without his presence it was tough to know what he wants. The discussion was dropped.

Security and Fire—Dennis will make sure that all gate locks are recovered in November by Hal Jones. Dennis also reported that he had speed limit signs prepared to post at the property. He's struggling to find time to do it.

Emergency Preparedness—Mike Schmidt reported that the county is still not working with him regarding the lock boxes. He's very frustrated. He also reported that his family has experienced two deaths this summer which have taken him away from HPME duties. He asked for understanding and it was granted.

Activities—Bruce reported that there were 110-120 at the summer picnic. It was nice to be together after being shutdown last year due to Covid-19. There were a lot of new owners at the picnic.

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Development—Russ reported that Roger had contacted the County concerning the permitting of the buildings be developed on Lot 25-38 belonging to Lance Gardner. Mr. Gardner maintains that the three buildings being constructed are all under 200 square feet and need no permit. After a review of the situation it appears that the only thing missing for Mr. Gardner with the County is a certificate of zoning compliance. Roger and Russ will investigate this matter and report next time to the Board.

Roads and Maintenance—Farrel mentioned that the transportation costs for the projects this year were split between the Association and Blaine Oakeson. Farrel reported that we have now harvested a 2-year supply of shale at the pit using a large dozer. Harvesting had to quit because of damage to the dozer this year. Farrel suggested that although this harvest had crushed the shale into small pieces, he felt it wise to send it through the Grizzly. Farrel reported there is still need for work on the Bald Mountain project. He also reported on the widening of Ron Hill Way. Ruby's daughter had rolled her ATV on the snake, steep incline just north of the shale pit. Farrel plans next year to change that grade. The Board approved up to \$10,000 for roadwork this year.

A discussion concerning the effectiveness of road maintainers ensued. The Board felt like they had not done much. The board felt like they needed to place a deadline of July 1st each year to receive work credit. Farrel will call Ruby and discuss this with her.

Hunting—With Rick not present there was not discussion

Water and Health—Nate is still trying to get in touch with Stevan Wilson. With the draught the board looked and what might be done at each spring to store more water. There were no flow rates shared with the Board at this time.

Miscellaneous—Farrel mentioned the dispute going on between Dawn Straley and Brock Pace. Dawn placed a gate across the Pace property years ago. Brock has placed a new lock on the gate that is on his property. The Board felt like this dispute should be settled between the parties involved. It would be cheaper for Dawn to cut a new road into her property than to fight this out in court.

The Board discussed a governing document change concerning out buildings on properties. Russ will provide some proposed language for the November meeting.

The Board also discussed bylaw changes with a clear definition of "infrastructure" and a reworking of the bylaws concerning what properties should be accessed. Mike Gailey offered to bring some proposed language on these changes to the November meeting.

Adjournment: Dennis made a motion to adjourn. Bruce seconded that motion. The vote was unanimous.

Adjourned 9:20 PM

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Emergency Budget Opening Discussion—

On October 12, 2021, Farrel Lewis contacted the secretary and asked him to place an addendum to the minutes dated that date recording an emergency opening of the current budget. Earlier in the year an excavator had not finished the work begun in June, and we had exhausted our roads budget for the year. Still having a lot of capital in reserve in the roads fund, Farrel proposed to the Board by way of email, that the budget be opened and another \$15,000 be committed to continue to improve roads, seeing that the conditions this fall were perfect to go forward.

Over a couple of days all board members were surveyed and Farrel's request was grant, but not with an organized quorum. The board will ratify this action at the next board meeting to be held November 11, 2021, by Zoom at 7:00 PM. The Zoom link will be:

Michael Gailey is inviting you to a scheduled Zoom meeting.

Topic: Michael Gailey's Personal Meeting Room

Join Zoom Meeting

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Mike Gailey, Secretary