

Hardware Park Mountain Estates Minutes

These are minutes of the Board meeting held Thursday, March 9, 2023. The meeting was held via Zoom

Present at the meeting were the following:

Farrel Lewis [President]	Mike Schmidt [Board]	Dennis Kendrick [Board]
Roger McFarland, Board	Rick Patterson [Board]	Nate Ariotti, [Board]
Russ Ridges [Board]	Roger Howell [Member]	
Mike Gailey [Secretary]		Absent were:
	Ron James [Board]	Gary Nuffer, [Treasurer]

Welcome—Farrel welcomed the Board to the meeting. A closed session was held just prior to this meeting.

There was some difficulty getting everyone linked into the meeting. The Board meeting began at 7:15 PM.

Communication—Farrel welcomed Roger Howell to the Board meeting. Fifteen minutes had been set aside to allow Roger Howell to present his proposed bylaw changes to the Board. This discussion was very spirited at times and lasted 29 minutes. A video recording was made of this portion of the Board meeting and has been archived by the secretary. The essence of Mr. Howell’s argument is that road maintenance fees should be tied to assessed value of both land and cabin structures. He feels it is unfair for non-improved lot owners to pay the same assessment as those who have cabins on their lots. For the last year, Mr. Howell has circulated materials at his own expense promoting his position. The bylaws of the Association require that the Board may move this on to a general meeting of the membership by a two-thirds vote of the entire Board.

Russ Ridges thanked Mr. Howell for his concerns for the Association, however, seeing that the Board had much to discuss that evening he placed a motion before the Board to call the question. A second was made by Rick Patterson. The vote was unanimous. Farrel then asked for a motion to approve or disapprove of Mr. Howell’s request. Dennis Kendrick made a motion to deny Mr. Howell’s request. Rick Patterson made a second. All present voted to deny Mr. Howell’s request with Russ Ridges abstaining. [Ron James was in Europe at the time and had voted electronically via a video.] Mr. Howell left the meeting at this point.

Mike Gailey presented a copy of the minutes of the Board meeting held on January 12, 2023. After that meeting a proposal was made to waive road maintenance fees for an adjacent lot to those who provided an easement to the Association to access the four springs owned by the Association. Because Gary had already sent statements to landowners, Farrel felt like this point needed action before this meeting. The following amendment has been attached to the January 12, 2023 minutes:

[These minutes would be amended on March 9, 2023. Farrel placed a motion before the Board to strike the payment for road maintenance for properties providing and easement for access to each of the four springs the Association maintains. These property owners have lost a portion of their land for access to water. The vote on this was taken by the secretary. He reports that all except for Dennis Kendrick approved the action. Dennis did not agree with the forgiving of the road maintenance fee since some have a direct connection to the spring which benefits only them. The vote was 5-1 in favor. Russ Ridges abstained.]

Farrel asked for a motion from the Board to approve the minutes of the January 12, 2023 with the above amendment. Mike Schmidt made the motion. It was seconded by Roger. The vote was unanimous.

Hardware Park Mountain Estates Minutes

Finances—With Gary not present, Farrel reviewed the financial statement.

Hardware Park Mountain Estates Financial Statement for fiscal Year 04/01/2022 thru 03/31/2023				
	Combined Total	Membership Fees	Road Maintenance Fees	Rainy Day Fund
Beginning Balance 04/01/2021	\$52,959	\$0	\$30,833	\$22,126
Annual Assessments 2022-2023	\$26,834	\$ 2,173	\$21,689	\$2,972
Annual Assessments 2023-2024	\$5,890		\$5,183	\$648
Keys	\$1,000	\$ 1,000		
Maps				
Interest & Penalties				
Recovery				
Sub-total 2021-2022	\$33,724	\$ 3,173	\$26,872	\$3,620
Funds Available 02/28/2023	\$86,683	\$3,173	\$57,705	\$25,746
Funds Disbursed:				
Board Meetings	\$360	\$360		
Annual Picnic (8-7-2021)	\$456	\$456		
Roads:				
Grading	\$11,800		\$11,800	
Roads (gravel, shell & etc)	\$25,236		\$25,236	
Repairs				
Fuel				
Rental Equipment Insurance				
Misc. Weed Abatement	\$70	\$70		
Total Roads	\$37,106	\$70	\$37,036	
Security:				
Deer Hunt				
Gates & Fences				
Signs	\$102	\$102		
Keys				
Total Security	\$102	\$102	\$0	
Springs:				
Testing				
Bucks Springs	\$27	\$27		
East Springs	\$12	\$12		
South Springs				
West Springs	\$12	\$12		
Total Springs	\$51	\$51	\$0	
Taxes:				
State Franchise Fee	\$124	\$124		
Corp. Registration	\$10	\$10		
Total Taxes	\$134	\$134	\$0	
Bank Charges				
Postage	\$93	\$93		
Printing				
Flowers				
Supplies	\$113	\$113		
D & O Insurance	\$1,334	\$1,334		
Website	\$460	\$460		
Filing Fees				
Total Funds Disbursements	\$40,209	\$3,173	\$37,036	\$0
Ending Balance as of February 28, 2023	\$46,474	\$0	\$20,669	\$25,746

Hardware Park Mountain Estates Minutes

Hunting—Rick Patterson reported that he has been in contact with DWR. They have assigned an attorney, Carl Lyons, to work with Rick and will allow the Association to fine poachers convicted of their actions on Association properties. We can also offer rewards to informers of those convicted. The Board established these penalties and rewards for those involved by resolution that evening:

Animal Poached	Fine	Reward
Moose	\$10,000.00	\$1,000.00
Elk	\$5,000.00	\$500.00
Deer	\$2,500.00	\$250.00

These fines will be assessed to the landowner.

Farrel asked Rick if he could get a DWR officer to the general meeting on the 16th of March. Rick was concerned about the late date, but he would try.

Water and Health—Nate advised the Board that the revised water site plan is now in the hands of the Bear River Health Dept. The new site plan calls for each spring to be tested each year.

He also advised the Board that Jake Forsgren from USU will be in attendance at the general meeting to answer questions for landowners on spraying for noxious weeds.

Elections—Farrel asked that Rick, Russ and Mike Schmidt allow their names to be placed on the ballot. Russ said that he had nominated Ron Buschman. Scott Green has removed his name from the list provided by Roger Howell. Darlene Gardner has been nominated to run for president according to Roger Howell.

Motion to adjourn: Rick Patterson. Second: Mike Schmidt.

Adjourned at 8:45 PM