

Hardware Park Mountain Estates Minutes

These are minutes of the Board Meeting of HPME held Thursday, May 11, 2023. The meeting was held Via Zoom:

<https://us02web.zoom.us/j/89208799288?pwd=UkdjMit1Zm8zS1QweC9kRXBaZmlhQT09>

Meeting ID: 892 0879 9288
Passcode: 505826

The Board Meeting was called to order by Farrel Lewis, President at 7:00 PM stating that a quorum was present, and the body could transact business. An agenda was emailed to the Board 10 days in advance of the meeting. There was some trouble in getting Sue Flinders linked into the meeting via Zoom. She was in the meeting but connected only by phone.

Present at the meeting were the following:

Farrel Lewis [President]	Mike Schmidt [Board]	Dennis Kendrick [Board]
Roger McFarland, Board	Rick Patterson [Board]	Ron James [Board]
Russ Ridges [Board]	Susan Flinders, Chair, Communications	Clint Gailey, Chair, Roads
	Gary Nuffer [Treasurer]	Mike Gailey [Secretary]
	Absent	Nate Ariotti, [Board]

Communications:

Mike was asked by Farrel to conduct the business of the Communications Committee. The minutes of the Board meeting held on March 9, 2023, and the General Meeting of the Membership held on March 16, 2023 were placed before the Board for acceptance. Rick made a motion to accept the March 9, 2023, minutes. A second was made by Dennis. The vote was unanimous to approve. Dennis made a motion to accept the March 16, 2023, minutes. Mike Schmidt placed a second. The vote was unanimous.

Farrel then explained why he had invited Susan Flinders to the meeting. With the ongoing issues that the Association is having with landowners skirting the bylaws when they develop, Farrel has suggested that the Board establish as part of the website, a new feature entitled: "**By-The-Way—The Bylaws Say**". He was very impressed with Sue at the recent general meeting and would like to bring her on as another staff member of the Communications Committee to post a regular article on the application of the Bylaws and Restrictive Covenants of the Association. He suggested that a topic be posted every month. After considerable discussion, Dennis made a motion to accept Farrel's proposal. Rick placed a second. The vote was unanimous. Sue was welcomed to the staff. She and Mike Gailey would work out the particulars and report to the Board at the next board meeting.

Finances:

Gary was not linked in at the time of the discussion of finances. He has a new computer and was struggling to get on. Farrel led the discussion concerning finance. Gary would join the meeting later and was asked these questions:

1. Have liens been placed on the Hill and Moore properties?
2. Should the Association's account be changed to another bank since Wells Fargo is closing its office near Gary?
3. Should we investigate using a credit union?

Farrel and Gary will work on solving these questions offline. Gary reported that he had collected about 75% of this year's fees. Rick made a motion to accept the financial statement. Mike Schmidt placed a second. The vote was unanimous.

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HARDWARE PARK MOUNTAIN ESTATES FUNDS STATEMENT FOR FISCAL YEAR 04/01/2023 THRU 03/31/2024				
	Total Fees Collected	Admin. Fees	Road Maintl fees	Rainy day funds
Beginning Balance 04/01/2023	\$ 40,591	\$ -	\$ 15,493	\$ 25,098
Annual fees 2023-2024	\$ 21,040		\$ 18,686	\$ 2,354
Keys				
Maps				
Interest & Penalties				
Sub-total of	\$ 21,040	\$ -	\$ 18,686	\$ 2,354
Funds Available	\$ 61,631	\$ -	\$ 34,179	\$ 27,452
Funds Disbursed:				
Board Meeting expense				
Annual Picnic expense				
Roads:				
Grading				
Roads (gravel, shell & etc)				
Repairs				
Fuel				
Rental Equipment Insurance				
Misc. Weed Abatement				
Total Roads				
Security:				
Deer Hunt				
Gates & Fences				
Signs				
Keys				
Total Security				
Springs:				
Testing				
Bucks Springs				
East Springs				
South Springs				
West Springs				
Total Springs				
Taxes:				
State Franchise Fee				
Corp. Registration				
Total Taxes				
Bank Charges				
Postage				
Printing				
Flowers				
Supplies				
D & O Insurance				
Website				
Filing Fees				
Total Funds Disbursements				
Ending Balance as of April 30, 2023	\$ 61,631	\$ -	\$ 34,179	\$ 27,452
Assets:				
MESCO	1-Oct-15	Rock Screen		\$10,127
Hardware Park Mountain Estates Membership Assessments Past Due as of April 30, 2023				
Lot No.'s	Last Name	First Names		Balance
36-57	Hill	Larry		\$600
25-11	Moore	Brett		\$485
36-61	Tremea	Gary		\$2,970
Balance Due				\$3,305

Security and Fire:

The group discussed the need to inform the membership of the recent change by the state requiring ATV drivers to be licensed. All adults and youth under sixteen will need to take the course because the Association requires all landowners to obey state law.

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The course for adults is free and can be take using this link:

<https://recreation.utah.gov/off-highway-vehicles/ohv-education-course/>

The course for youth cost \$35.00 and is available at this link:

https://www.offroad-ed.com/utah/?campaignid=47543149&adgroupid=25933131499&keyword=%2Butah%20%2Batv%20%2Bcourse&qad=1&qclid=CjwKCAjw6vviBhB_EiwAQJRopnq06wtgTkmJDmevrkqrZkix_7AiGBj4-QjiafJKzCwQFbpxpwkPUxoCtLsQAvD_BwE

Dennis mentioned that he will post signage at the gates as soon as he can gain access to the property. New locks will be placed on the gates this year. Farrel asked Dennis to get with Jay Omsbach and get the locks to Hal Jones, the gate keeper, and get the gates secured as soon as possible. Russ mentioned that the North Gate lock was left last year.

Farrel assigned Mike and Sue to place something on the website.

Emergency Preparedness:

Mike Schmidt announced that there have been some changes to the membership of this committee. Darrel Fowers has joined, and Linda Barnes' name has been removed. There was no other discussion concerning this committee during the meeting.

Activities:

Ron asked the Board to report on the actions of his committee [his family] at the general meeting. Ron was in Europe at the time of the general meeting. It was felt that his family had done very well. He was thanked for having made sure that there would be food, drink, and door prizes at the meeting.

The date for the Summer Picnic was set for August 5, 2023. Ron asked if other might be willing to bring canopies if the weather is poor. Farrel assured Ron that is possible. The Activities Committee will work with the Roads Committee to couple that date with road maintenance, work credit individuals.

Development Committee:

Roger mentioned that Neal Christensen is the new chair of the committee.

Roger reported that that Development Committee had met two day earlier. He was seek approval from the Board to give the Committee power to place a Stop Work Order on properties that do not work trough the County and the Association Development Committee.

Gary Nuffer's son is building a new cabin on property near Gary. Roger thanked Gary for working well with both the County and the Development Committee.

Roads and Maintenance:

Russ reported that with the heavy snows the property will not be accessible on June 3, 2023. He has postponed the first road project until July 1, 2023.

Russ and Farrel both mentioned that they had been contacted by Dee Ashcraft of River Birch wanting help in maintaining the access to HPME properties. Farrel reported that River Birch had not helped with any improvements of the roadway from Ant Flat. There was an earlier agreement that they would pay \$1,000.00 for those improvements. That assessment was never honored. Russ said that the older leadership has moved on and that he believe Dee Ashcraft to be willing to work together in good faith.

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There was considerable discussion that followed. It was finally agreed that Russ, Clint, and Dee Ashcraft would meet with Clair Cole and get a bid for the work they proposed. The Board agreed to being responsible for a third of that cost.

Hunting:

Rick asked that a banner be placed on the Hunting Page of the website detailing the opening and closing dates for application for hunting permits. Mike Gailey will see that that is done. Mike shared with Rick that the forms on the website are all updated for 2023.

Rick has been in touch with the DWR. The DWR feels that the deer herd will be reduced by 70% this year.

Water and Health:

With the absence of Nate, Farrel took this item. He has been in contact with Stevan Wilson. They have talked about the increased frequency of testing. Farrel didn't know where we were in the process of updating the Water Site Plan.

Miscellaneous:

Farrel asked if there was anything else that needed the attention of the Board. Seeing none, Farrel called for a motion to adjourn.

Mike Schmidt made a motion at adjourn.
Roger McFarland placed a second. The vote was unanimous.

Adjourned at 8:42 PM