

# Hardware Park Mountain Estates Minutes

These are minutes of the Board Meeting of HPME held Thursday, July 27, 2023. The meeting was held Via Zoom:

<https://us02web.zoom.us/j/82184439884?pwd=Sk53YXVHcFdNTXIkUkpSMk9EdlhFQT09>

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.

Present at the meeting were the following:

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

Farrel asked that the agenda be set aside and discuss actions of the Water and Health Committee because Nate would need to leave the meeting early.

**Health and Water:** Nate presented to the Board a new water site plan. That plan was reviewed by the Board. A motion was made by Roger to approve the new water site plan. A second was made by Rick. The vote was unanimous. Mike will bring a copy of the new plan to the Summer Picnic for signatures of the current Board.

Working together, Nate and Mike have been working with the Safe Drink Water folks here in the state. Safe Drink Water has reclassified our water system as a public system. Nate and Mike worked through that application with the Board. There were some points on that application that still need clarification and Nate assigned himself to contact the Safe Drink Water folks for clarification on those points. Working together Nate and Mike will submit the new application and report back to the Board.

**Communication:** Mike asked the Board to accept the minutes of the May 11, 2023, Board meeting. Rick made a motion to accept those minutes. Nate made a second. The vote was unanimous.

Mike reported to the Board that a new lien had been placed on the Tremea property. That property is still in the name of Elsie Tremea. The lien is for \$6,264.00.

With Chairwoman Susan Flinders present, Farrel reviewed with the Board a new assignment for the tab: The Bylaws Say on the website. Susan's next article will be from the CCR's: Article II and Article III concerning roadways.

Mike presented to the Board a complaint made through the website from a former landowner concerning redundant billing.

Michael, this is Forrest and Rachell Stuart. We used to own lot 25-27 but sold it over a year ago to Brandon Taylor. We keep getting these from Gary but he is quite hard to get a hold of. The title officer called to verify if anything was up to date when we sold. Thanks



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Mike asked for some discussion to how to avoid this and get keys returned to Gary at the time of the sale of a property. Without Gary present this topic could not be fully discussed.

At a past meeting Farrel discussed the usage of the Association-owned rock screen. An MOU has been prepared for the review of the Board. That MOU was discussed and approved by the Board. Dennis made a motion to approve. Nate made a second. The vote was unanimous. Sheep Creek Cove will build a 2" minus screen and be allowed to use the Association's screen with notice.

**Finances:** With Gary not present Farrel reviewed the use of the Rainy-Day Fund this year.

The road projects this year cost the Association \$35,408.50. This amount consumes all the budgeted moneys for 2023. About \$200 was taken from the Rainy-Day Fund. The current balance in the Rainy-Day Fund is \$27,726.00. All expense going forward this year will be taken from the Rainy-Day Fund. There will be no need of a special assessment.

The breakdown of costs for the road this year are as follows:

Item	Cost
Grading	\$14,00.00
Trucking and Excavation	\$16,290.00
2-foot Culvert PVC Pipe	\$6,142.00
Fuel	\$407.45

Farrel explained to the landowners' that the Association would provide a ditch at their driveway. The Schmidts and the Burnetts opted to buy the 2-foot culvert material at \$595.00. By reengineering the roadway down to Buck's Pond, the Patterson's and the Burbank's were not impacted. Rick made a motion to accept the financial report by Farrel. Dennis made a second. The vote was unanimous.

The Board discussed asking Gary to prepare a line-item check register of all expenses that occur between scheduled Board meetings. This motion was made by Roger with a second from Dennis. The vote was unanimous. They suggested this to protect Gary.

**Security and Fire:** Dennis reported that he had nothing to discuss that evening. Sue asked who had authority to police state mandates. She has family in law-enforcement, and no one should be doing this. It was explained to Sue that our Bylaws state we support all state mandates. By so doing we are protecting the Association from suit. This is part of the due diligence that the Board must do to protect the Association.

**Emergency Preparedness:** With Mike Schmidt not in attendance this item was not discussed.

**Activities:** Ron reviewed with the Board what is planned for the August 5, 2023 picnic. He will have more easy-ups hoping for better weather than last year. It was determined since no one has signed up for the work credit scheduled for that day to cancel it.

**Development:** Roger asked that Niel Christensen be placed on recorded as the chair of the Development Committee. He asked if anyone was aware of anyone building this year that the committee has not been notified of. It was reported by Farrel, that the Harrop's have sold one of their lots to the Andersons. Both Mike and Farrel have been dialoging with a title company involved in that sale.

**Roads:** With Russ not present and with the discussion that was heard under Finances, this topic was not part of any further discussion. All agreed that the roads look great. Farrel reported that River Birch had improved the road to the north gate.

**Hunting:** Rick reminded the Board the July 31, 2023, is the deadline for applying for a permit to hunt. This notice has already been placed on the website and on Facebook. He said that despite on bullet hole in the Ant Flat hunting sign, they have survived well.

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**Water and Health:** Still at the meeting Nate said the Blaine Oakeson has scheduled the County to fog the Association for mosquitoes prior to the picnic. There are reports that both mosquitoes and flies are bad this year.

Adjournment: Dennis made a motion to adjourn. A second was made by Rick. The vote was unanimous.

Adjourned at 8:10 PM