

# Hardware Park Mountain Estates Minutes

These are minutes of the Board Meeting of HPME held Wednesday, September 13, 2023. The meeting was held Via Zoom.

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.

Present at the meeting were the following:

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

Welcome: Farrel welcomed the group to the meeting explaining that Nate Ariotti's work schedule had changed and that the Board would now meet on the 2<sup>nd</sup> Wednesdays of odd months a 7:00 PM. Mike reported that Board member, Rober McFarland had a prior family commitment and would not be in attendance.

**Communications:** Farrel turned the time over to Mike Gailey to transact the business of the committee. Mike presented the minutes of the July 27, 2023, Board Meeting to the Board for approval. After some discussion, Nate placed a motion before the Board to accept those minutes. Mike Schultz made a second. The vote was unanimous.

Mike asked Farrel about the "By-Laws Say" article being prepared by Sue Flinders. Farrel reported that he had not heard anything from her since our last meeting. He would contact her.

Mike asked Farrel to review the status of the MOU being sought between Sheep Creek Cove and the Association. Farrel reviewed the MOU for the benefit of the Board but reported that the President of Sheep Creek Cove says he's not received it yet. Farrel has sent it and will investigate the matter.

**Finances:** Gary sent the financial report to all members of the Board. Gary is working with his son and building a cabin for him at the property and was not in attendance.

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<b>HARDWARE PARK MOUNTAIN ESTATES FUNDS STATEMENT FOR FISCAL YEAR 04/01/2023 THRU 03/31/2024</b>				
	Total Fees Collected	Admin. Fees	Road Maintl fees	Rainy day funds
<b>Beginning Balance 04/01/2023</b>	\$ 40,591	\$ -	\$ 15,493	\$ 25,098
Annual fees 2023-2024	\$ 27,296	\$ 1,311	\$ 23,357	\$ 2,628
Keys	\$ 25	\$ 25		
Maps				
Interest & Penalties				
Recovery	\$ 31	\$ 31		
Sub-total of	\$ 27,352	\$ 1,367	\$ 23,357	\$ 2,628
<b>Funds Available 08/31/2023</b>	\$ 67,943	\$ 1,367	\$ 38,850	\$ 27,726
<b>Funds Disbursed:</b>				
Board Meeting expense	\$ 354	\$ 354		
Annual Picnic expense	\$ 640	\$ 640		
<b>Roads:</b>				
Grading	\$ 14,407		\$ 14,407	
Roads (gravel, shell & etc)	\$ 21,413		\$ 21,413	
Misc. Weed Abatement	\$ 100		\$ 100	
Total Roads	\$ 35,920		\$ 35,920	
<b>Security:</b>				
Deer Hunt				
Gates & Fences				
Signs				
Keys				
Total Security				
<b>Springs:</b>				
Testing				
Bucks Springs	\$ 30	\$ 30		
East Springs	\$ 18	\$ 18		
South Springs	\$ 18	\$ 18		
West Springs	\$ 18	\$ 18		
Total Springs	\$ 85	\$ 85		
<b>Taxes:</b>				
State Franchise Fee				
Corp. Registration	\$ 10	\$ 10		
Total Taxes	\$ 10	\$ 10		
Bank Charges				
Postage	\$ 64	\$ 64		
Printing				
Flowers				
Supplies				
D & O Insurance				
Website	\$ 175	\$ 175		
Filing Fees	\$ 40	\$ 40		
<b>Total Funds Disbursements</b>	\$ 37,288	\$ 1,368	\$ 35,920	
<b>Ending Balance as of August 31, 2023</b>	\$ 30,656	\$ (0)	\$ 2,930	\$ 27,726
<b>Assets:</b>				
MESCO	1-Oct-15	Rock Screen		\$10,127
<b>Hardware Park Mountain Estates Membership Assessments Past Due as of August 31, 2023</b>				
Lot No.'s	Last Name	First Names	Paid	Balance
25-11	Moore	Brett		\$ 335
36-61	Tremea	Gary		\$ 6,284
Balance Due				\$ 6,619

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Farrel reviewed the financial report with the Board. The Road's Committee had to dip into the Rainy-Day Fund for a couple of hundred dollars, but the roads now are better than they have ever been. Dennis made a motion to accept the financial statement as provided by Gary. Rick made a second. The vote was unanimous.

There was brief discussion on the state of the Ant Flat Road. Farrel suggested that we form a committee to represent the Association before the County. Rick mentioned that they are indeed working on Ant Flat Road. He was up there this week, and they are grading from Scare Canyon north to our access off Ant Flat. He mentioned that the Ant Flat Road is much better than it has been. Farrel's suggestion was not discussed further.

**Security:** Dennis reported that he had nothing to share. He has signs that he needs to post at the Property. A discussion began concerning the North Gate. Roger Howell has been complaining about that gate all summer. Others reported that they have not had the trouble that Roger reports. He has had surgery this summer. Ron James said he would go up this weekend with a grinder and make sure the gate is functioning.

**Emergency Preparedness:** Mike Schmidt has spoken with the County. Currently, for fire prevention, no spark producing activities are requested by the County. The key box will need to be replaced. He will go up and remove the old box and install a new box this fall. The cost of the box he reported would be about \$700 dollars.

Mike reported that someone has stolen the helicopter landing site sign at the Shradley Road. He now has a replacement.

**Activities:** Ron reported that they had served 110 hamburgers. He said he was chastised by a few who had expected hot dogs for the kids. The announcement had said hot dog would be available. He chalked that up to a lesson learned. He thought that there were about 40 more this year than last year.

Ron reported that the Lockhart's had lost two tables during the winter. He made a proposal that the Association buy two tables to replace them. He suggested that they be Lifetime tables. Ron made this request by way of a motion. A second was made by Rick. The vote was unanimous. Ron will wait until spring and then bring this before the board with a price.

**Development:** With Roger not present, the Board reviewed new development that is going on.

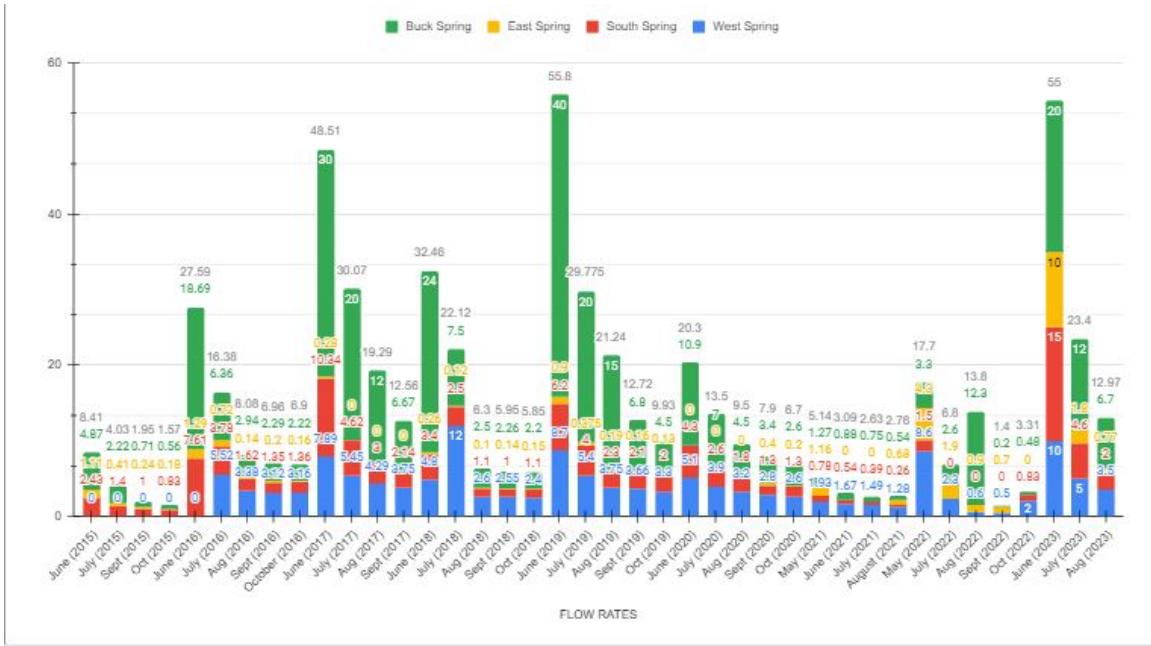
**Roads:** Russ reported that at the July Roads project, there were about 20 different landowners that should be given work credit. He will share that list with Gary. There was some discussion of creating a work project for the first weekend in October and focusing on the road between Lockhart's and Hindeliter's. After some discussion it was determined that Russ would call specific landowners and give special assignment to them if they sought work credit. Gurules have been given a new assignment. They were then only ones that had signed the worksheet for September.

**Hunting:** Rick reported that he had issued 54 permits. He has issued four permits to Ken Conatser who purchased property after July 31<sup>st</sup>.

**Water and Health:** Nate reported that he had submitted the new application to the State declaring our water as a public source. He has not heard back from the yet.

He also reported on the flow rates this year compared to prior years.

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The snowfall last winter, although damaging our roadways, has made a great improvement in our springs.

Miscellaneous: Farrel asked if Casey Shradley had participated in the work credit this year. It was reported that he was seen on a side-by-side the weekend of the July project, but his name or the names of his sons were not listed. Casey was given a reprieve from fines if he and his sons participated in work projects this year. Since this has not been accomplished, Mike was assigned to write another letter to Casey regarding the matter. This letter will be presented to the Board for approval.

Adjourned: Rick made a motion to adjourn. This was seconded by Ron. The vote was unanimous.

Adjourned at 8:00 PM