

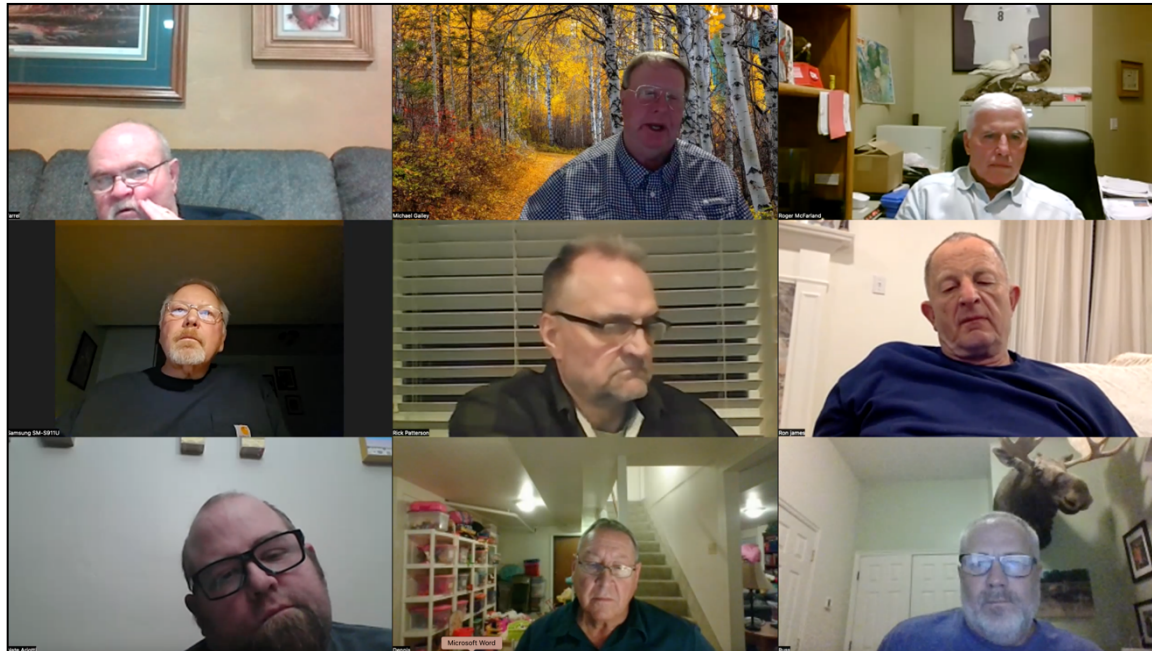
These are minutes of the Board Meeting of HPME held Wednesday, March 13, 2024. The meeting was held Via Zoom.

The Board Meeting was called to order by Farrel Lewis, President at 7:03 PM stating that a quorum was present, and the body could officially transact business.

Present at the meeting were the following:

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

Welcome: Farrel welcomed the group.



1. **Communications Committee**—Farrel asked Mike Gailey to conduct the agenda items associated with this committee. Because a quorum was not present for the January meeting, due mostly to illness, Mike asked for a motion from the Board to approve the November 11, 2023, minutes. Nate made a motion to approve, and Rick made a second. The vote was unanimous. Mike then asked the Board to approve the minutes of the January 11, 2024, meeting. Nate again made a motion to approve. Ron placed a second the vote was unanimous. Mike then asked Farrel to explain the current situation with the "By-Laws Say" tab on the website. Farrel explained that Sue Flinders had run for election at the last General Meeting but had not been elected. He had subsequently asked her to chair the Communications Committee and write an article each month to be posted on the website explaining the bylaws in layman's terms. She did the first entry but then asked to be excused from the assignment because she has returned to work. After some discussion it was suggested that this topic be discussed at the upcoming general meeting and see if there is an interested party to continue this service. On the agenda next was an MOU with Sheep Creek Cove to share the Grizzly that is owned by the Association. The agreement is that Sheep Creek Cove will install a 2" minus grate on the existing Grizzly. Both associations will be allowed to use it. It will be stored where it was last used, but HPME may ask for it with a 7-day notice, and Sheep Creek Cove is required to transport it back to Association properties. If they need to use it after its return, they must give a 2-week notice and they must come an get it. HPME is not responsible for the Grizzly's transport. Farrel will travel to Wellsville to have the MOU signed by Sheep Creek

Cove's president and notarized. There was discussion of the upcoming election at the general meeting. Those up for reelection are Ron James, Dennis Kendrick, Roger McFarland, and Nate Ariotti. All four of these current board members wished to have their names placed on the ballot. Mike Gailey was instructed to place this notice on the website and on Facebook. Throughout the evening the Board discussed the agenda for the upcoming General Meeting of Members.

2. **Finances**—Without Gary present, Farrel led the group in a discussion of the current finances.

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	\$ 40,691	\$ -	\$ 15,493	\$ 25,098
Annual fees 2023-2024	\$ 27,896	\$ 3,031	\$ 22,238	\$ 2,628
Annual fees 2024-2025	\$ 5,530		\$ 5,530	
Keys	\$ 175	\$ 175		
Maps				
Interest & Penalties				
Recovery	\$ 31	\$ 31		
Sub-total of	\$ 33,632	\$ 3,237	\$ 27,768	\$ 2,628
Funds Available 02/29/2024	\$ 74,223	\$ 3,237	\$ 43,261	\$ 27,726
Funds Disbursed:				
Board Meeting expense	\$ 534	\$ 534		
Annual Picnic expense	\$ 640	\$ 640		
Roads:				
Grading	\$ 14,407		\$ 14,407	
Roads (gravel, shell & etc)	\$ 21,413		\$ 21,413	
Misc. Weed Abatement	\$ 100		\$ 100	
Total Roads	\$ 35,920		\$ 35,920	
Security:				
Deer Hunt	\$ 60	\$ 60		
Gates & Fences				
Signs				
Keys				
Total Security	\$ 60	\$ 60		
Springs:				
Testing				
Bucks Springs	\$ 42	\$ 42		
East Springs	\$ 18	\$ 18		
South Springs	\$ 18	\$ 18		
West Springs	\$ 30	\$ 30		
Total Springs	\$ 109	\$ 109		
Taxes:				
State Franchise Fee	\$ 123	\$ 123		
Corp. Registration	\$ 10	\$ 10		
Total Taxes	\$ 133	\$ 133		
Bank Charges				
Postage	\$ 73	\$ 73		
Printing				
Flowers				
Supplies				
D & O Insurance	\$ 1,474	\$ 1,474		
Website	\$ 175	\$ 175		
Filing Fees	\$ 40	\$ 40		
Total Funds Disbursements	\$ 39,158	\$ 3,237	\$ 35,920	
Ending Balance as of February 29, 2024	\$ 35,066	\$ (0)	\$ 7,341	\$ 27,726
Assets:				
MESCO	1-Oct-15	Rock Screen		\$10,127
Hardware Park Mountain Estates				
Membership Assessments Past Due				
as of February 29, 2024				
Lot No.'s	Last Name	First Names	Paid	Balance
25-11	Moore	Brett		\$ 335
36-41	Turek	Rick		\$ 300
36-45	Brueckner	Jared		\$ 300
36-50	Harrop	Brett		\$ 300
36-61	Tremea	Gary		\$ 6,584
Balance Due				\$ 7,819

Gary had also sent to Farrel and Mike, a copy of the current assessment of members. That was briefly shared on the screen. Farrel asked each Board member to look at the work credits that had been given and check them for accuracy. This report was emailed to the Board during the meeting. Farrel asked for a motion to accept the financial statement. Nate made the motion, and it was seconded by Russ. The vote was unanimous. Farrel mentioned that with the upcoming meeting we should get back in the black with Roads and Administration.

3. **Security and Fire**—Farrel asked Dennis to report. Dennis does have speed limit signs that he is ready to place at the property. The speed limit at the property is set at 15 mph via the bylaws. The Board discussed

where to place those signs. It was determined to place them at the three gates. Farrel asked Dennis to discuss with the membership the care that needs to be given to the gates to keep them functional for all. Ask them to guard them from children or others swinging on them.

4. **Emergency Preparedness**—Mike Schmidt was asked to report on this committee's efforts stating that he had given Mike emergency instruction to order a new key box for the Ant Flat Gate. This action was ratified by the Board that evening by common consent. Mike reported that he had replaced the stolen helicopter landing site sign at his expense. [This cost should be borne by a board member. There was no further discussion of this issue.]
5. **Activities Committee**—Ron asked the Board to discuss the purchase of more tables for the Summer Picnic. After some discussion, Ron made a motion to purchase 3 tables to be used by the Association during the Summer Picnic. Rick made a second. The vote was unanimous. The tables were not with chairs. Property owners can bring their own chairs. Where these will be stored will be discussed at a future meeting. The Board gave Ron permission to spend \$250.00 on door prizes for the upcoming General Meeting of Members. He was also given \$150 for water and cookies.
6. **Development Committee**—Roger brought up an issue with a property owner seeking to build a shed for quarters during the construction of a cabin. There was some discussion as to whether the bylaws require a cabin to be built during a set period of time. A search of the bylaws found this missing. After considerable discussion it was determined to allow the County to set precedent and not get involved.
7. **Roads and Maintenance**—Russ reported on the snowfall this winter. What we must repair will be determined by the snow melt. Ron James brought up the road near the North Gate is very slick when wet. He requested work to be done there this year. Nate Ariotti also mentioned a location close to his family's cabin. Russ will continue to watch. Farrel will contact Clair Cole for possible work weeks this year. We should know by mid-May. Farrel asked Russ for a report on Casey Shradely. He has been assigned to clean up the roads as a deferment for fines imposed. Russ said he has regular contact with Casey and things look positive. He will continue to work with him.
8. **Hunting**—Rick mentioned that the deer herds to a terrible his in 2023. He would like to know from the members their success rates this past year. He will bring this up at the general meeting.
9. **Water and Health**—Nate and Farrel have been in contact with the County Noxious Weed coordinator. He will be present at the meeting and will be given 20 minutes to describe the County's plan and aid landowners. Nate will call him before the meeting and confirm.

Farrel asked Mike Gailey to prepare and agenda for the upcoming General Meeting of Members and email to the Board.

Farrel called for a motion to adjourn. Dennis made a motion to adjourn. This was followed by a second from Rick. The meeting was adjourned at 8:42 PM