

Hardware Park Mountain Estates Minutes

These are minutes of the Board Meeting of HPME held Wednesday, May 8, 2024. The meeting was held Via Zoom.

The Board Meeting was called to order by Farrel Lewis, President at 7:05 PM stating that a quorum was present, and the body could officially transact business. The meeting was changed to Tuesday, July 9th to accommodate Farrel's schedule with Claire Cole on Wednesday.



Present at the meeting were the following:

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

Welcome: Farrel welcomed the group. Farrel asked Mike Gailey to send a link to Wes Wilson. He was not able to attend that evening.

1. **Communication**—Farrel asked Mike Gailey to conduct the business of the Communications Committee. Mike asked the Board to accept the minutes of the May 8, 2024, Board meeting. Mike Schmidt made a motion to accept those minutes. Ron placed a second before the Board. The vote was unanimous to accept. Farrel thanked Kim for her content placed on the website under the tab: By-The-Way, The Bylaws Say. She had reviewed Article Five. After some discussion it was determined that she and Rick would focus on hunting for the next article. Kim and Rick would confer offline.¹ Farrel discussed with the group the status concerning the MOU worked out with Sheep Creek Cove. An MOU does not need to be recorded with the County. It is an agreement between two parties that is non-binding and maybe abandoned at any time by either party. The MOU has been signed and Farrel will get the copy to Mike for preservation. The MOU allows Sheep Creek

¹ Mike Gailey has supplied both Rick and Kim with their contact information.

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Cove to use the Association's Grizzly after a 2" minus grate over it. That grate is currently being installed by a Wellsville company.

2. **Finances**—Gary had sent a copy of the current financial report to both Farrel and Mike. They are placed here for review:

HARDWARE PARK MOUNTAIN ESTATES FUNDS STATEMENT FOR FISCAL YEAR 04/01/2024 THRU 03/31/2025				
	Total Fees Collected	Admin. Fees	Road Maint. fees	Rainy day funds
Beginning Balance 04/01/2024	\$28,995	\$0	\$1,269	\$27,726
Annual fees 2024-2025	\$23,527		\$23,527	
Keys				
Maps				
Interest & Penalties				
Recovery				
Sub-total of	\$23,527	0	\$23,527	\$0
Funds Available 05/31/2024	\$52,522	0	\$24,796	\$27,726
Funds Disbursed:				
Board Meeting expense				
Annual Picnic expense				
Roads:				
Grading				
Roads (gravel, shell & etc)				
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 May 31, 2024	\$52,522	\$-	\$24,796	\$27,726

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HARDWARE PARK MOUNTAIN ESTATES FUNDS STATEMENT FOR FISCAL YEAR 04/01/2024 THRU 03/31/2025				
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Assets:				
MESCO	1-Oct-15	Rock Screen		\$10,127

Hardware Park Mountain Estates Membership Assessments Past Due as of May 31, 2024				
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Lot No.'s	Last Name	First Names	Paid	Balance
25-11	Moore	Brett		\$260
36-41	Turek	Rick		\$600
36-45	Brueckner	Jared		\$300
36-50	Harrop	Brett		\$300
36-18; 36-20	Fowler Family , LLC			\$600
36-61	Tremea	Gary		\$6,584
Balance Due				\$7,819

The only modification to this report was the purchase of a new lockbox for the Ant Flat Gate for the County. This purchase amounted to \$556.

Mike Schmidt made a motion to accept the financial statement. Nate placed a second before the Board. The vote was unanimous.

There was a review of and a discussion concerning Past Due accounts. No action was taken.

3. **Security**—With Dennis not present, Farrel led the discussion. Dennis has installed the speed limit signs on all the gates. Rick raised a concern about the reasonability of a 15 mph on the Ant Flat Gate. Some were also concern about the Association regulating speed on land it does not represent. After some discussion Rick made a motion that the sign at the Ant Flat Gate be removed. Mike Schmidt made a second. The vote was unanimous. Russ mentioned that Hal had worked over all of the gates, and they are all working fine now.
4. **Emergency Preparedness**—Mike Schmidt reported that a plate has been reinstalled on the Ant Flat Gate. The new box will be installed just as soon as contact is made with the County.
5. **Activities**—Ron reported that there were about 120 people at last years picnic. They will have both hamburgers and hotdogs this year. He has purchased three tables. He will be there by 10:30 AM to begin setup and cook. The format will be like last year’s event. Notice has been placed on both the website and Facebook page.
6. **Development**—Roger mentioned that the Reams would like to straighten out a road that crosses another landowner’s property. That landowner is Tana Dimick. Neal Christensen has contacted the secretary for her contact information to share with the Reams. This issue should be worked out between the to property owners.

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7. **Roads**—Russ reported on both Work Credit projects held this year. There were a lot of folks at the first and just a few and the second. He has records of who supported both projects. We've been fortunate to have a slow melt this year. Farrel mentioned again that he will be at the property with Claire Cole this week beginning Wednesday morning.² Russ reported the Casey Shradely had been in contact with him this spring and has done some of what he was supposed to do to avoid a financial find.
8. **Hunting**—Rick reviewed the fact that permit applications will be accepted until July 31st.
9. **Water and Health**—Nate reported that Steve has tested the water this year and all is well. East Spring was tested for nitrates, and all is well. Wes will take over for his dad this summer. The group discussed purchasing a flow meter, but eventually dropped the idea because of cost.
10. **Miscellaneous**—Rick mentioned that one of the concrete barriers at the south end of the property has been tipped over. There was discussion as to how that could be. It is still blocking exit and entrance. When we have a piece of heavy equipment in that area the next time we will upright it. There was some discussion of a lost husky reported by Susie Jones. Known has seen the dog. Notice is placed on the website and Facebook

Rick made a motion to adjourn. Seconded by Russ. Vote was unanimous.

Adjourned at 8:09 PM

² Farrel sent the following after the work was completed this year: I am reporting on the road maintenance. Good news and bad. We got Gary to let us remove the pine tree in the middle of the road by his place. We enlarged the switch back by Gary's driveway. We graveled road to switch back past Clyde's--graveled porcupine road. Bad news. We used up all loose gravel in pit. Ran a few loads short on porcupine. Can't get a loaded truck around switch backs from Clyde's to north gate. It will take more work to widen.