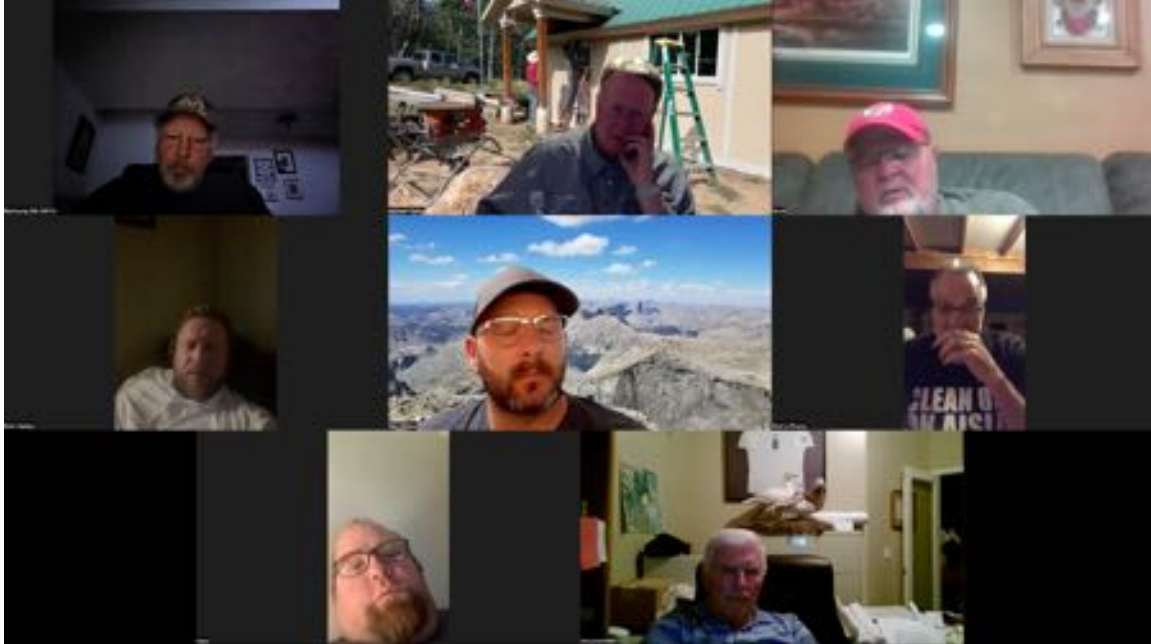


# Hardware Park Mountain Estates Minutes

These are minutes of the Board Meeting of HPME held Wednesday, September 11, 2024. The meeting was held Via Zoom.



Present at the meeting were:

Farrel Lewis, President	Mike Schmidt, Board	Rick Patterson, Board
Nate Ariotti, Board	Roger McFarland, Board	Wes Wilson, Water Master
Clint Gailey, Roads Chair	Mike Gailey, Secretary	Debbie Schmidt, Chair Emergency Preparedness
Absent:	Dennis Kendrick, Board	Ron James, Board
Russ Ridges, Board	Gary Nuffer, Treasurer	Kim Torrico, Communications Chair

While waiting for a quorum of the Board to link to the meeting Farrel and Mike Schmidt discussed an issue of rock being knocked into the culvert at the Middle Gate. This was done by a member of the Association when he was delivering a Conex container to his property. The Schmidt's reported that they had come up the Middle Gate and turned around at the Betten property and then proceeded back to the south toward the Weaver property. After some discussion it was determined that they should be contacted and held responsible to remove the rocks. Farrel assigned himself to investigate this issue further. There was some uncertainty who the owner was, but the container can be seen from the Middle Gate. Leaving the rocks there will eventually plug the culvert. It was the opinion of all that the landowner should be responsible to get the rocks out.

The group casual discussed of Star Link at the property until Roger McFarland joined the meeting

The group waited for Roger McFarland to join the meeting after a call from Farrel to establish a quorum. Roger joined the group at 11:33 into the recorded meeting.

The Board Meeting was called to order by Farrel Lewis, President at 7:16 PM stating that a quorum was present, and the body could officially transact business.

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1. **Communications**—Farrel asked Mike Gailey to conduct the business of the Communications Committee. Mike Gailey asked the Board if they had any corrections to the minutes of the Board Meeting held on July 9, 2024. Mike Schmidt made a motion to accept the minutes of that meeting. A second was made by Nate. The vote was unanimous. Mike mentioned to Farrel that he has not received a copy of the MOU from Sheep Creek concerning the Grizzly. Farrel reported that he does have the final signed document and will get it to Mike as soon as possible. Mike Gailey then mentioned that his son, Michael Paul Gailey, has purchased the Mike Jones property within the Association. He would like to build an assessor building a bit larger than that allowed by the current Restrictive Covenants. A Conex container is usually 8X40 feet. This would be 320 square feet. Mike asked the Board if they would be willing to rehear this issue. After some discussion, Farrel ask for a vote of the Board on this issue to place the item on an upcoming agenda. The vote was unanimous in favor of the motion. It was recommended that the Development Committee be involved in this discussion. Mike Gailey was instructed to invite that committee to our next board meeting in November. That date would be November 13, 2024. Kim Torrico was excused from the meeting. She has family in town this evening. She has placed a notice on hunting under the "Bylaw Say" tab of the website.
2. **Finances**—With the absence of Gary Nuffer, Farrel led the group through the current financial statement sent to the Board from Gary. [This financial statement recorded here was sent by Gary after the Board meeting—The one reviewed by the Board at the time of the meeting didn't have expenses listed for the picnic.]

<b>Assets:</b>				
MESCO	1-Oct-15	Rock Screen		\$10,127
<hr/>				
<b>Hardware Park Mountain Estates Membership Assessments Past Due as of August 31, 2024</b>				
<b>Lot No.'s</b>	<b>Last Name</b>	<b>First Names</b>	<b>Paid</b>	<b>Balance</b>
25-11	Moore	Brett		\$410
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
<b>Balance Due</b>				<b>\$7,819</b>

Reviewed the Past Due Accounts: Farrel asked Nate about this amount. They should have work credits. Nate will get with Gary about it. Farrel asked Roger about an MLS listing for the Tremea property. They will discuss this offline.

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<b>HARDWARE PARK MOUNTAIN ESTATES</b>				
<b>FUND STATEMENT</b>				
<b>8/31/24</b>				
	<b>Total Fees Collected</b>	<b>Admin. Fees</b>	<b>Road Maint. fees</b>	<b>Rainy day funds</b>
Beginning Balance 04/01/2024	\$28,995	\$0	\$1,269	\$27,726
Annual fees 2024-2025	\$23,528	1884	\$21,644	0
Keys				
Maps				
Interest & Penalties				
Recovery				
Sub-total of	\$23,528	\$1,884	\$1,269	\$0
<b>Funds Available 08/31/2024</b>	<b>\$52,523</b>	<b>\$1,884</b>	<b>\$24,182</b>	<b>\$27,726</b>
<b>Funds Disbursed:</b>				
Board Meeting expense				
Annual Picnic expense	\$1,264	\$1,264		
Roads:				
Grading	\$3,598		\$3,598	
Roads (gravel, shell & etc)	\$8,465		\$8,465	
Misc. Weed Abatement	\$60		\$60	
Total Roads	\$12,123		\$12,123	
Security:				
Deer Hunt				
Gates & Fences	\$556	\$556		
Signs				
Keys				
Total Security	\$556	\$556		
Springs:				
Testing	\$63	\$63		
Bucks Springs				
East Springs				
South Springs				
West Springs				
Total Springs	\$63	\$63		
Taxes:				
State Franchise Fee				
Corp. Registration				
Total Taxes				
Bank Charges				
Postage				
Printing				
Flowers				
Supplies				
D & O Insurance				
Website				
Filing Fees				
<b>Total Funds Disbursements</b>	<b>\$14,007</b>	<b>\$1,884</b>	<b>\$12,123</b>	
<b>Ending Balance as of August 31, 2024</b>	<b>\$38,516</b>	<b>\$63</b>	<b>\$12,059</b>	<b>\$27,726</b>

# Hardware Park Mountain Estates

## Minutes

The group discussed the new security box at the Ant Flat Gate and the related expense of \$556. Roger asked if the money on deposit was collecting interest. Mike Gailey reported that he thought Gary was doing so. The group then discussed a rowdy party that Gary had reported to him that occurred on Labor Day Weekend on the south end of the property. This might have been the Bingham property. Without a written complaint there was not much that we could do tonight. Farrel will try and contact Gary. Mike also asked Farrel to speak to Gary about a \$175 bill for the website from Creative Fusions Design. This is owed for this years website hosting.

3. **Security and Fire**—Dennis was not present for the meeting. Farrel elected to pass on any discussion here.
4. **Emergency Preparedness**—Farrel asked Mike Schmidt to lead this discussion. Mike reported that no one has shot the new box yet. Farrel was impressed with Mike’s work on the box. All commented on the wonderful job that Mike had done on this new key box.
5. **Activities**—Ron James was not present to report. Farrel felt that the attendance was down a little bit this year. He felt that everything went well. He asked for comments. The food was real good. There was some feeling that there needs to be something more there for little children. Farrel asked Mike Gailey to put this item on the agenda for the next meeting and suggest more activities for children. There was some discussion about picking a date for the March General Meeting. Mike suggested that we discuss that in November. The city begins a new calendar year about then.
6. **Roads and Maintenance**—Farrel as Clint how he thought everything went this year. Clint reported that the roads have been well maintained this year and are holding up. Rick stated that the money spent on roads last year was very well spent. Porcupine road is great. We have run out of gravel at the pit. From the picnic area to the North Gate, we got past Hinderliter’s place, but the trucks had trouble making the last few hair-pin turns. Those switchbacks are going to have to be widened to get trucks further down the road. Those switchbacks will need to be considered next year in our roadwork plans. Clint asked if the haulers were hauling up or down the hill. Farrel reported that they were hauling down the hill. There was some discussion if fifth-wheel landowners should have access to the property from the North Gate. There was no resolution to this issue at this point. The terrain in this area may make that impossible. Clint agreed with Farrel that we need to widen the switchbacks. The terrain does place limits on what can be done to provide equal access to properties. The group discussed the reengineering of that portion of road known as The Snake. Since that was reengineered, heavy trucks can and do carry gravel up that road. After considerable discussion it was decided to fix the problem once and for all and not do patchwork fixes. This topic will be discussed and readdressed in next year’s budget. Farrel mentioned that we are probable more than a year out, because we’ve got to make for gravel. The pit will have to be blasted again<sup>1</sup>. He is not trying to contact the contractor that blasted before. We have left a road to the top of the pit for the drill to gain access at the top to blast. We probable only have one more opportunity to gain shale at the pit site. We will ask him to drill deep. This coming year Farrel suggested that we do minor repair work and focus on gaining new material. We’ve had some downpours this summer and the roads have handled the water well. Since the previous material was dozed from the quarry it wasn’t screened. This time we will need to screen the material. Farrel asked for a motion to follow Clint’s recommendation to widen the switchbacks if money is available, and blast for new material next year. Rick made this motion. After his motion, it was determined to place this item on the agenda for the November meeting for further discussion. We need to decide whether we hire Christensen’s to work the pit or rent equipment and have it done by volunteers.
7. **Hunting**—Rick reported on the hunt that is in progress. Rick told a story about having shot a grouse and being attacked by hornets!

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<sup>1</sup> Fourth and Goal Blasting

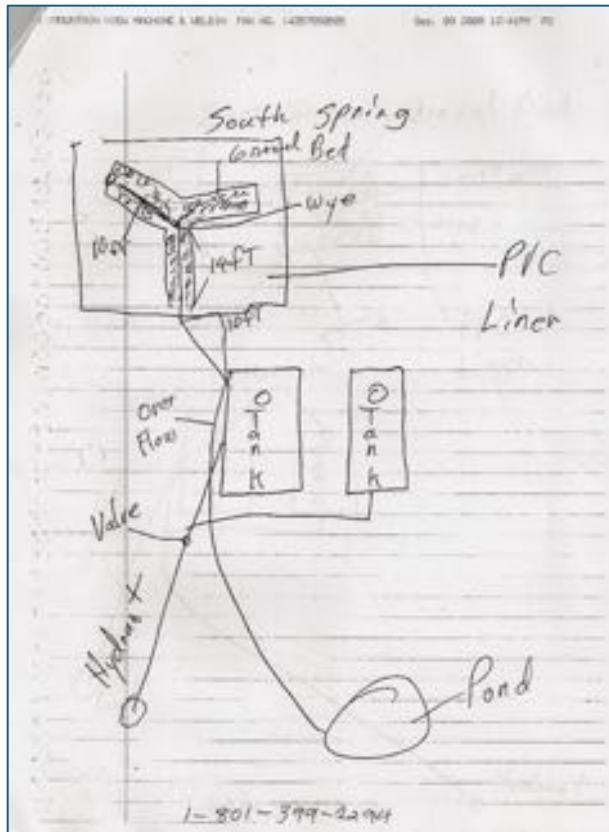
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8. **Water and Health**—Nate reported that the East Spring sample taken on Sept 2nd came back from Weber Basin with Coliform bacterial present. Notice as sent out through the web, Facebook and a sign placed at the hydrant that the water at the East Spring was not potable.



A second test was done on September 5, and that sample came back clean. Wes reported that the flow at the South Spring seems to be diminished. This has also been reported by others who use this spring. Wes shared what he thought the issue might be. He asked for help from others that might know how that spring was developed. He has accessed the drawings that are available on Dropbox. The group reviewed the only drawing that we have of that spring. Kevin Higley was present during the installations of that spring. Bruce Smith put in all the collection fields. Rick recommended that we get better drawings of each spring and file those away for future landowners. The group discussed the valving issues at the South Spring. A rough sketch of the South Spring was viewed.

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Clint suggested that the two valves that are readily seen are valves to each storage tank. After some discussion it was determined to have the work party that is going up on September 14, 2024 to help investigate the South Spring. Clint will lead this group.<sup>2</sup> Wes will be out of town until late September. He will take another sample of the East Spring. Clint asked Farrel if the Board still wants to replace all of the rods at the four hydrants. Mountain Land Supply reports that they are all special order. Farrel suggested that we hold up until we know what is going on at the South Spring. He asked Clint, however, to take one down so that we know what we would have to order. Clint will do this.

Farrel asked Mike to place a sign-up sheet for a work project on the South Spring for September 28<sup>th</sup>, 2024. Mike reminded Farrel that we don't use sign-up sheets anymore. Emails go out and anyone who wants to get work credit simply shows up. He will place a notice on the website and will allow folks to comment as to whether they would like to participate.

9. **Miscellaneous**—Mike Schmidt reported that Cheryl Burnett is not happy with the access provided to their property through the newly installed culvert. There is a piece of pipe left over. Mike said he'd bring it up. Mike wished she had been there when the work was done. She could have the leftover pipe.

Motion to Adjourn: Rick and Roger: Vote was unanimous.

Adjourned: 8:30 PM

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<sup>2</sup> On September 14, 2024, this group discovered that there were issues with the venting of the tanks. Without proper venting there would be a problem with flow. The group discovered that the vents were plugged with roots and had caused what folks were reporting.