

These are minutes of the Board Meeting of HPME held Thursday, January 9, 2025. The meeting was held Via Zoom.



Present at the meeting were:

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

Farrel called the meeting to order at 7:05 PM.

1. **Communications**—Farrel asked Mike Gailey to conduct the business of the Communications Committee. Mike asked the members of the Board if each had had an opportunity to review the minutes of the November 13, 2024, meeting. At that meeting, the members of the Development Committee had been invited. After brief discussion Rick Patterson made a motion to accept the minutes of that evening as recorded. Ron placed a second before the Board. The vote was unanimous in the affirmative. Mike then reminded that Board that at the upcoming March General meeting of the membership, four positions on the Board would be up for reelection. Those positions are the ones now held by Dennis Kendrick, Rick Patterson, Russ Ridges and Mike Schmidt. All except Mike would accept a nomination to be reelected. Mike asked that his name not be placed in nomination at this time. Farrel mentioned that there are many new faces among the membership and that he would seek nominations from the floor at the general meeting. Mike Gailey was instructed to make the election process known to members on the website.
2. **Development**—This item was placed early on the agenda to facilitate members of the Development Committee to participate in the discussion at hand. There were no members of that body present that evening. Michael Paul Gailey who had petitioned the Board to hear his request concerning accessory buildings was not able to attend, but had submitted the following text as required by the governing documents to be considered:

#### 4.2.3

**Accessory Buildings:** In addition to a single dwelling pursuant to the regulations of these covenants, a maximum of 2 (two) permanent outbuildings per 10-acre parcel may be built. The outbuildings shall be single-story structures and are not to be utilized as additional dwelling units. Size limitation for accessory buildings is up to 250 square feet, if two structures, or up to 500 square feet for one. External finishes of outbuildings are held to the same requirements and standards as primary dwellings. Any outbuilding exceeding 200 square feet in size shall require approval of the development committee prior to any construction activities. The development committee will review both the plans and site plan, before formal approval is granted. Depending on the size and location of the proposed outbuilding, Cache County may require a use permit. It is the responsibility of the property owner to ensure all county regulations and permitting requirements are adhered to.

This topic occupied a good deal of time in the meeting. The discussion quickly turned to how to enforce members to comply with the restricted use of an outbuilding as a dwelling unit. There was a great deal of concern about how the Board could enforce such restriction. Cache County is really the entity that places that restriction on the Association. After considerable discussion it was apparent that no one on the Board desired to police the use of outbuildings as dwelling spaces. A compromise position of the current Board was to not enforce the restriction unless it became a fire or other safety issue as determined by the Board.

After 30 minutes of debate, a motion was made concerning the question at hand. Russ Ridges made a motion to allow one accessory building of up to 500 square feet in lieu of two 250 square foot structures. Compliance with all other County and Association requirements would remain unchanged. Ron James made a second. The vote was unanimous in the affirmative. Mike Gailey was instructed to prepare a notice to the membership to go out with the annual statement prepared by Gary Nuffer of the change. A vote of the majority at the March 20, 2025, general meeting will still be required to make the change.

3. **Financial Report**—Farrel led the group in a review of the report sent by Gary Nuffer. All members of the Board acknowledge their prior receipt of this statement.

**HARDWARE PARK MOUNTAIN ESTATES  
FUND STATEMENT  
12/31/24**

	<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	\$24,557	\$ 3,852	\$20,705	0
Keys	\$ 75	\$ 75		
Maps				
Interest & Penalties				
Recovery				
Sub-total of	\$24,632	\$3,927	\$20,705	\$0
<b>Funds Available 12/31/2024</b>	<b>\$53,627</b>	<b>\$3,927</b>	<b>\$21,974</b>	<b>\$27,726</b>
<b>Funds Disbursed:</b>				
Board Meeting expense	\$270	\$270		
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	\$124	\$124		
Corp. Registration				
Total Taxes	\$124	\$124		
Bank Charges				
Postage				
Printing				
Flowers				
Supplies				
D & O Insurance	\$1,474	\$1,474		
Website	\$175	\$175		
Filing Fees				
<b>Total Funds Disbursements</b>	<b>\$16,050</b>	<b>\$3,927</b>	<b>\$12,123</b>	
<b>Ending Balance as of December 31, 2024</b>	<b>\$37,577</b>	<b>\$0</b>	<b>\$9,851</b>	<b>\$27,726</b>

<b>Assets:</b>				
MESCO	1-Oct-15	Rock Screen		\$10,127
<b>Hardware Park Mountain Estates Membership Assessments Past Due as of December 31, 2024</b>				
<b>Lot No.'s</b>	<b>Last Name</b>	<b>First Names</b>	<b>Paid</b>	<b>Balance</b>
25-51	Erikson	T> J.		\$160
36-18; 36-20	Fowler Family , LLC			\$520
36-19	Green	Don		\$300
25-62	Grover	Dan		\$300
36-48	Harrop	Brett		\$300
36-57	Hill	Larry		\$300
25-30	Loveless Trt	Geniel		\$300
36-28	McNamer	Tyler		\$300
25-11	Moore	Brett		\$335
Right of passage	Morrell	Jeff		\$320
Right of passage	Olham	Richard		\$300
36-61	Tremea	Gary		\$6,584
36-1	Wilson	Cody		\$300
<b>Balance Due</b>				<b>\$10,319</b>

Farrel mentioned that he had spoken with Gary earlier and had obtained contact information of those listed above as past due. He will contact them personally.

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

A discussion was had concerning the Tremea property. Russ has learned that this property is really a mess. A friend of his has looked into purchasing it and finds that Gary is now deceased and the original landowners are both dead. There was some question as whether the Association's lien on the property was in first position. After considerable discussion, Farrel assigned Roger McFarland to do investigate this matter and report to the Board at the next meeting. Roger has access to a title company that can make some enquiries.

4. **Security and Fire**—Dennis Kendrick had no items to bring to the Board at the meeting.
5. **Emergency Preparedness**—Mike Schmidt had no items to bring to the Board at the meeting.
6. **Activities**—Farrel mentioned that the General Meeting of the Membership will be held at the Syracuse Community Center on Thursday, March 20, 2025. Ron James asked the Board if anyone had input for the committee. A \$400-\$500 budget was approved by the Board by common consent. They will serve water and cookies. There will be door prizes.

7. **Roads and Maintenance**—Russ mentioned that the Roads are in better condition than ever. Farrel mentioned that we have no road base. He has an appointment with a company this spring to prepare for blasting the pit one last time before we will provide reparations to the property. Russ mentioned the North Gate area as a priority this year.

There was some discussion about the closure of Ant Flat Road to vehicles. The Cache County side was closed until May 19, 2025, but that closure was not done properly, and the road is now open. The Weber County side closed until April 15, 2025. The bigger issue to the Board was that the Cache County closure was ordered until May, 16, 2025. It was the feeling of the Board that that is too late.

8. **Hunting**—Rick had nothing to report at the meeting.
9. **Water and Health**—Farrel asked Nate if he had anything needing discussion. With Wes not at the meeting there was no further discussion on water.
10. **Miscellaneous**—Farrel reported that T7 is willing to fill Amerigas propane tanks. He will discuss this at the March meeting. Others on the Board also recommended Hone. There was some question as to the appropriateness of T7 servicing an Amerigas owned tank.

Farrel called for a motion to adjourn:

Motion was made by Russ and seconded by Mike Ariotti.

Adjournment: