

Hardware Park Mountain Estates Minutes

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These are minutes of the Board Meeting of HPME held Saturday, May 23, 2026. The meeting was held at the Mike Gailey cabin at Hardware Park Mountain Estates.

The Board Meeting was called to order by Mike Gailey, President at 10:00 AM stating that a quorum was present, and the body could officially transact business.

Present at the meeting were the following:

Mike Gailey, [President]	Nate Ariotti, [Board]	Kim Torrico [Board]
	Ron James [Board]	Dennis Kendrick [Board]
Excused for illness: n/a	Rick Patterson [Board]	
Absent: n/a	Bruce Peterson [Board]	Ruby Vernon [Secretary]
	Roger McFarland, [Board]	Gary Nuffer [Treasurer]

Welcome: Mike welcomed the group. He introduced Ruby Vernon to the group to become the Secretary for the Board. This is an appointed position. Nate Ariotti made a motion to accept this appointment, Rick Patterson seconded the motion. The Board unanimously ratified this decision. Ruby has been coming to their HPME property since 1980. Her in-laws - Stewart and Connie Vernon bought their property in 1973. Ruby has served two terms on the board overseeing the roads.

Mike presented a short video of Roberts Rules of Order. The board all agreed to follow the principals given in the presentation. The proper use of Agendas was discussed after this presentation and all agreed to inform the President and Secretary of items to be placed on the agenda for all Board meetings. Board Members agreed to send Board Meeting Agenda items 2 weeks prior to the Board meeting. Meetings are held the second Thursday of Odd months.

Also discussed was the liability and responsibility of the board members. Each board member committed to make future board meetings a priority if possible. It was stated that we need a full quorum to vote on issues that come before the board. Each board member committed to make the future board meetings a priority if possible. We need to follow the expert advice given the board to have effective insurance coverage.

Communication—Mike Gailey reviewed the items on the agenda dealing with communication. The board reviewed the minutes of the meeting held March 12, 2026, we had a quorum and action was taken to approve the minutes of that meeting. Nate Ariotti made a motion to accept the minutes. Dennis Kendrick seconded the motion.

Kim Torrico is working to get the website running and obtain a web master to keep the site current. Nate Arriotti is managing the facebook page. Kim is also working on a directory of property owners.

There will be a work project on June 27. Meet at the picnic area at 8 am.

Finances—Gary Nuffer had prepared a financial statement which was reviewed by those present, the board approved the financial statement presented. There were no expenses for 2026 reflected on the statement, Rick Patterson made a motion to accept the financials. Bruce Peterson seconded the motion. The financials were unanimously approved by the board.

The Board approved that no new keys would be given to anyone in default of their dues. The unanimously majority of the dues collected will be spent on the roads. There will be a small amount of administrative fees paid. Typically the administrative funds are under \$5,000. These include the budget for the March meeting and the Summer Picnic. The Financial Statement was approved by the Board.

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Development Committee - The announcement was made that Roger McFarland and Kevin Higley have their property on the market. At this time there are not any ongoing concerns that the Committee was working on. When the property is sold a replacement Board Member will be needed.

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	Total Fees Collected	Admin. Fees	Road Maintl fees	Rainy day funds
Beginning Balance 04/01/2023	\$ 40,591	\$ -	\$ 15,493	\$ 25,098
Annual fees 2023-2024	\$ 27,896	\$ 3,031	\$ 22,238	\$ 2,628
Keys	\$ 175	\$ 175		
Maps				
Interest & Penalties				
Recovery	\$ 31	\$ 31		
Sub-total of	\$ 28,102	\$ 3,237	\$ 22,238	\$ 2,628
Funds Available 12/31/2023	\$ 68,693	\$ 3,237	\$ 37,731	\$ 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 December 31, 2023	\$ 29,536	\$ (0)	\$ 1,811	\$ 27,726
Assets:				
MESCO	1-Oct-15	Rock Screen		\$10,127
Hardware Park Mountain Estates Membership Assessments Past Due as of December 31, 2023				
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

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Minutes

Security and Fire and Emergency Preparedness - Someone had sawed off the emergency key box at the first gate. Dennis contacted the County to verify they had a key that was accessible. They stated that they did. Dennis was to verify it was the latest key.

Discussion about fire danger and evacuation in the event of a big fire. The first ones out the gates should leave them open for easy evacuation. The North gate access road was requested to be fixed so it was easier to exit with a large group trying to leave. A fire plan should be communicated to the owners on the web page.

We need to stress to keep gates locked. There are many that open the gates and do not lock them once they are through. There are only a few members that cause this problem. We need to come up with a solution to get this behavior to stop. Unauthorized people are getting trapped when they innocently go through an open gate to find it closed when they go to leave.

A discussion about dropping the lower gate into the property was made. The annoyance of getting keys to the people between the gates is causing issues. There is no one controlling the access to keys for these properties. This is causing problems with the new locks. No motion made - issue dropped.

Activities—Ron James

The March meeting was discussed and all felt it went well and was well attended. The door prizes were great. Thanks to all who made it happen.

Ron asked if he could get signs for the Summer Picnic to attach to the gates. Nate Arriotti made a motion for approval. Rick Patterson seconded the motion.

Kim Torrico will get an announcement of the Summer Party date on the web-site and facebook page.

Hunting—Rick Patterson Application date starts June 1st to July 31st. The information will be on the web page. Note: The sign on the south gate regarding hunting will be fixed.

Roads and Maintenance— Bruce Peterson The culvert into Rich Burnett's property needs to be repaired. He is unable to get his trailer onto his property.

Bruce will have Clair ___ come and work on the road the second week of June. Bruce will work directly with him on which roads need to be fixed.

Water and Health—Nate discussed Cache County's Noxious Weed project. The County will be at the property June 16th and 17th to spray for weeds.

The ponds are becoming overgrown and need to be dredged. Nate to look into getting this done.

The Watermaster is out of town and will get the water checked when he gets back into town.

Miscellaneous—

The Board went to the Crowther property to see exactly what was being requested. The Board determined to research this issue and discuss it at the July Board meeting, Roger is to contact the county to see if correct permitting was done in placement of the deck.