

Hardware Park Mountain Estates Minutes

These are minutes of the General Membership of HPME held:

Syracuse Community Center
1912 S. 1900 W.
Syracuse, Utah 84075

Wednesday, March 23, 2016
7:00-9:00 PM

Notice of this meeting had been sent by surface mail to all members thirty days prior to the meeting. Notice had also been placed on the Association website: www.hpme.org.

Call to Order – Farrel Lewis, President, called the meeting to order stating that this was a regularly scheduled meeting of the general membership of Hardware Park Mountain Estates, that all had been duly noticed and that a quorum was present. Farrel stated that attendance at this meeting would be recorded by each property owner obtaining a voting card that had been prepared with the owner's section and lot number on it. He encouraged all present to make sure they picked up that card. [58 properties were represented in person, 1 property was represented by written proxy filed with the secretary. All members of the Board as constituted were present.]

Election of New Officers -- Farrel mentioned that the first order of business was to elect new officers to the Board. He asked if the secretary would come forward and transact that business. Mike Gailey announced that three positions were up for election at the current time. The position held by Bruce Peterson, Richard Lamb and Darrel Fowers would expire on April 1, 2016. He stated that Bruce Peterson and Richard Lamb had agreed to have their names placed in nomination. Darrel Fowers had requested to be released from the Board. Mike stated that the names of Bruce Peterson and Richard Lamb have been placed in nomination. He asked for nominations from the floor. Paul Burbank placed his name in nomination. A second was made by Jim Reams. Mike asked for additional names from the floor. Seeing or hearing none, Mike asked for a motion to close the nomination period and accept those names by acclamation that had been nominated. Jim Reams made a motion from the floor to close the nomination period and accept Bruce Peterson, Richard Lamb and Paul Burbank by acclamation to the Board. A second was made by Roger McFarland. Voting was unanimous.

Activities Committee 1st Door Prize – Bruce Peterson with the aid of the Activities announced the winners of the first of three groups of door prizes announced that evening.

Financial -- At this point in the meeting, Farrel asked that Gary Nuffer come forward and present the most current financial statement of the Association.

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Hardware Park Mountain Estates Financial Statement for fiscal Year 04/01/2015 thru 03/31/2016				
	Combined Total	Membership Fees	Road Maintenance Fees	Rainy Day Fund
Beginning Balance 04/01/2014	\$ 16,273	\$ 6,057	\$ 6,143	\$ 4,073
Annual Assessments	\$ 20,856	\$ 2,670	\$ 14,238	\$ 3,948
Special Assessment Roads				
Keys	\$ 100	\$ 100		
Maps				
Work Credits	\$ 1,574		\$ 1,574	
Interest & Penalties	\$ 425	\$ 425		
	\$ -			
Sub-total 2014-2015	\$ 22,955	\$ 3,195	\$ 15,812	\$ 3,948
Funds Available	\$ 39,228	\$ 9,252	\$ 21,955	\$ 8,021
Funds Disbursed:				
Board Meetings (03/11/2015)	\$ 326	\$ 326		
Annual Picnic (08/08/2015)	\$ 529	\$ 529		
Spring Clean-up				
Roads:				
Grading	\$ -			
Roads (gravel, shell & etc)	\$ 11,805		\$ 11,805	
Equipment	\$ 10,127		\$ 2,558	\$ 7,569
Shell Pit Blasting	\$ -			
Repairs	\$ -			
Fuel	\$ -			
Work Credit (Roads)	\$ 1,414		\$ 1,414	
Misc.	\$ -			
Total Roads	\$ 23,346		\$ 15,777	\$ 7,569
Security:				
Deer Hunt	\$ 943	\$ 943		
Gates & Fences	\$ 282	\$ 282		
Keys				
Total Security	\$ 1,225	\$ 1,225	\$ -	
Springs:				
Testing	\$ -			
Bucks Springs	\$ -			
East Springs	\$ -			
South Springs	\$ -			
West Springs	\$ -			
Total Springs	\$ -	\$ -	\$ -	
Taxes:				
State Franchise Fee	\$ 100	\$ 100		
Corp. Registration	\$ 10	\$ 10		
Total Taxes	\$ 110	\$ 110	\$ -	
Bank Charges				
Newsletter	\$ -			
Postage	\$ 49	\$ 49		
Printing (Maps)	\$ -			
Flowers	\$ -			
Supplies	\$ 16	\$ 16		
Website	\$ -			
Filing Fees	\$ -			
Total Disbursements	\$ 25,600	\$ 2,254	\$ 15,777	\$ 7,569
Transfer to Rainy Day Fund		\$ (1,569)	\$ (6,000)	\$ 7,569
Ending Balance (02/29/2016)	\$ 13,628	\$ 5,428	\$ 178	\$ 8,021

After a brief discussion of the financial statement and a report that funds borrowed from the Rainy Day Fund to purchase the Grizzly road base separated had been returned, Gary asked for a motion to accept the current financial statement. Clyde Hinderliter made a motion to accept the the current financial statement. A second was offered by Pat Laramee. Voting was unanimous.

Gary informed the membership that new maps were available from the treasurer at a cost of \$10.00 a map. This map has a new designed and properties are recorded by parcel number. This way the map will remain current with an update coming regularly listing ownership by parcel number. He thanked Terry Flint for his help in preparing the new map.

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Work Credit Program – Farrel Lewis gave a report on the success of last year’s Work Credit Program. There are currently 113 land owners associated with HPME. 55 of the land owners participated in last year’s Work Credit program completing 78 assignments. An open discussion ensued with the general consensus that that this program had met with great success. More than anything else, it has helped owners become active in the management of common properties. Many more eyes are now watching for issues within our neighborhood. An example was mention concerning Cache County’s attempt to raise taxes this year. This move by the County was thwarted by the actions of many within the Association.

Farrel mentioned that unless a land owner notices the Secretary, the same Work Credit assignments will continue in 2016. He stated that each recipient of Work Credit will be required to report on his assignment in writing by January 1, 2017. He encouraged each land owner to have someone registered with the website that communication may be shared. Access to the confirming documents for the Work Credit Program will be available online.

Brief Committee Reports –

Development – Kevin Higley reported on the work of the Development Committee. He stated that the purpose of this committee was to assist land owners in the development of their properties. He invited those who were doing so, to seek the counsel of this committee. He informed the group that all permitting processes of the County would need to be followed.

Health and Water – Mike Field reported on the current situation at the West Spring. This spring has been contaminated. It is assumed that the source is the input from the collecting field. This spring, the problem will be resolved. We have tried to use a local contractor that has been used in the past, but he is disinterested in giving the Association a bid. The Board will restore this spring using in house resources. Blain Oakeson was thanked for his continued work with mosquito abatement at the over-flow ponds.

Activities Committee – Bruce conducted the second round of door prizes. He then mentioned to the group that two positions within the Communications Committee were being created to form a calling tree. Wayne Summers had accepted one of these assignments and had served the Association well during the recent Cache County proposed tax hike. He noticed the group that another work credit assignment would be created to assist him in calling. [Since the general meeting, Natalie Betten has volunteered for this assignment.]

Roads and Maintenance – Rubylyn Vernon and Nate Arriotti discussed with the situation of the roads at the Association. They asked members to contact them via email of concerns that members have for specific areas of roadway. The roads are in as good of condition currently then they have ever been.

Security and Hunting – Richard Lamb reviewed current security issues and hunting. He stated that the hunting committee would be meeting in April and a new process for obtaining a permit with stricter policies employed. The membership was reminded of the restriction in the CCRs to who may hunt Association lands.

Emergency Preparedness – Darrel mentioned to the group that helicopter landing sites with GPS coordinates have been registered with the EMS system. Those sites will need to be ratified each year by the board and notices to the system. He handed out a laminated wallet card with the GPS locations listed. Those locations are also available on the website.

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Miscellaneous -- Farrel mentioned that he had secured access to fire extinguishers through a vendor that he uses in his business. He had several sizes of fire extinguishers there and the body reviewed a video from OSHA concerning types of fires and the use of fire extinguishers.

Bruce Peterson conducted the last door prize distribution.

Terry Flint from the body asked that the General March meeting be moved from the 3rd week in March because of conflicts with political caucuses. Farrel asked for a group of 5 members to submit in writing a request to move the meeting. [Mike Gailey reports that this request has been formalized by Terry. A review of the bylaws will allow the Board to move the March meeting 3 weeks either side of the 3rd week of March by resolution. This change would not require a bylaw change. This change will be placed on the agenda of the May 2016 Board Meeting.

The meeting was adjourned at 8:45 PM