

Hardware Park Mountain Estates Minutes

These are minutes of the Board Meeting of HPME held:

At the home of:
Michael and Jayne Gailey
3333 S 1000 W
Syracuse, Utah 84075

Thursday July 14, 2016
7:00 PM

Notice of this meeting had been sent to all board members ten days prior to the meeting. Present at the meeting were the following:

Farrel Lewis [President]	Bruce Peterson [Board]	Paul Burbank [Board]
Kevin Higley [Board]	Rubylyn Vernon [Board] 7:25 pm	Richard Lamb [Board]
Nate Arriotti [Board]	Clyde Hinderliter [Roads Chair]	Mike Gailey [Secretary]
	Absent:	Mike Field [Board]
	Excused:	Gary Nuffer [Treasurer]

7:00 PM Call to order – Farrel called the session to order stating that a quorum was present with a prepared agenda.

Communication – Farrel asked Mike if he'd report on the efforts of the Communication Committee. Mike Gailey reported that a copy of the minutes for the Board Meeting held 5/19/2016 had been forwarded to each member of the Board by email. He asked for a motion to accept the minutes as recorded. Rubylyn made a motion to accept the minutes of that meeting as recorded. A second was offered by Richard Lamb. The motion passed unanimously. Mike reported that he was in possession of an email from Jesse Johnson concerning the merger of Amerigas with V-1 Propane of Preston. He was disappointed with the charges that were being put forwarded by Amerigas to old V-1 customers. He asked if anyone knew of other companies that would service Association properties. The suggestion was made to look at Propane Advantage or Jardine Propane. Farrel seemed to have the most knowledge in this arena. He stated that if one rented a propane tank from a dealer, that no other dealer would step forward and fill that tank. He suggested calling Amerigas and asking them for a better rate or asking them to come a pick up their tank. If a landowner purchases a tank rather than rents it, the price for gas is more competitive. [An email was sent to Jesse with these suggestions on 7/15/2016]

Earlier in the month, Nate Arriotti had suggested to the secretary that HPME create a closed Facebook page. This item was discussed and the advantages and disadvantages reviewed. After considerable discussion Rubylyn made a motion to direct Nate to construct a Facebook presence on the internet. The page will be a closed group. Paul placed a second before the Board. Voting was unanimous in the affirmative.

Finances – Gary Nuffer had noticed the Board that he would not be available for this evening's session. He had prepared a financial statement to be reviewed by the Board. That statement is placed here for completeness:

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Hardware Park Mountain Estates Financial Statement for fiscal Year 04/01/2016 thru 03/31/2017				
	Combined Total	Membership Fees	Road Maintenance Fees	Rainy Day Fund
Beginning Balance 04/01/2016	\$25,086	\$6,277	\$8,653	\$10,156
Annual Assessments	\$4,725	\$500	\$3,525	\$700
Keys	\$50	\$50		
Maps	\$10	\$10		
Work Credits				
Interest & Penalties				
Sub-total 2016-2017	\$4,785	\$560	\$3,525	\$700
Funds Available	\$29,871	\$6,837	\$12,178	\$10,856
Funds Disbursed:				
Board Meetings (03/23/2016)				
Annual Picnic (08/06/2016)				
Roads:				
Grading				
Roads (gravel, shell & etc)				
Equipment				
Shell Pit Blasting				
Repairs				
Fuel				
Work Credit (Roads)				
Misc.				
Total Roads				
Security:				
Deer Hunt				
Gates & Fences				
Keys				
Total Security				
Springs:				
Testing				
Bucks Springs				
East Springs				
South Springs				
West Springs	\$2,852	\$2,852		
Total Springs	\$2,852	\$2,852		
Taxes:				
State Franchise Fee				
Corp. Registration				
Total Taxes				
Bank Charges				
Newsletter				
Postage				
Printing (Maps)				
Flowers				
Supplies				
Website				
D & O Insurance	\$1,231	\$1,231		
Filing Fees				
Total Disbursements	\$4,083	\$4,083		
Ending Balance (06/30/2016)	\$25,788	\$2,754	\$12,178	\$10,856

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Farrel reported that there is an error in the cost of the repair of the West Spring. That figure will end up being closer to \$2528.00. A receipt for return parts was inadvertently paid to Farrel. Farrel will be reconciling this account with Gary when he returns from New Hampshire. Farrel called for a motion to accept the financial statement with the proposed changes in expenditures at the West Spring. Richard made a motion to accept. Paul placed a second before the Board. Voting was unanimous to accept.

Farrel noted that the director's insurance policy was now intact. He asked Mike if he were in receipt of the policy. Mike reported that he was not. The suggestion was that perhaps Gary had received that. This is a loose end that needs follow up. Mike will follow up with Gary and the insurance agent to see where that policy is. The direction was given to place the policy with the records of the secretary.

Emergency Preparedness – Paul reported that he had visited all of the landing sites called out by the Board. He reported that it would appear that there is sufficient area at each site for delivery of help. He stated that those coming by air would help in transporting an injured party to the helipad. Paul reported that he has had more wallet-size cards made and they will be available at the summer picnic. Paul mentioned that he was having a tough time finding a venue and time for his committee to meet. He asked for suggestions. One suggestion was to meet at the property. Paul being new to the Board asked for help in what else ought to be undertaken by his committee. The suggestion was to have committee members become involved with the Firewise Program. [www.firewise.org] There are online courses there that could educate that committee and they may then present suggestions to the general membership in the March general meeting. Mike Gailey was asked to place a notice on the website concerning the Firewise website. [There is a need to define the responsibility of this committee. Fire education seems to fit here, but we have it listed with Security Committee.]

Activities – Bruce reminded the group that the Summer Picnic is scheduled for Saturday, August 6, 2016 at 1:00 PM. He asked if he were free to contact Wayne Summers and Natalie Betten to begin calling members reminding them of the picnic. That direction was given. Mike Gailey was asked to place a reminder message on the website 10 days before the picnic. Mike asked for clarification as to the date that Bruce wanted that notice to go out. Bruce suggested about the 24th of July. Bruce has posted notices on the gate of the picnic and will have signage in place the morning of the picnic.

Development -- Kevin noted that the members of the development committee have met and forwarded a copy of their minutes to the secretary. The secretary acknowledged the receipt of those minutes stating that they have been archived with the other minutes of the Association. Kevin mentioned that there have been some questions recently about sheds. Currently our CCRs do not mention sheds. That is an oversight and should be corrected. There were questions concerning the development of the property owned by Linda Barnes. She has cut a road to a future cabin building site. She will be installing a septic tank. There were concerns expressed that that tank not impact a spring located on her property, but owned by the Association. Farrel and Kevin indicated they would stay close to that development.

Mike was asked by Kevin to modify the website with a tab on the home page linking members to helps in development prepared by this committee. Mike accepted that assignment and will work on creating that tab.

Roads and Maintenance – Clyde Hinderliter reported on a recent meeting of this committee. He also reported on roadwork begun last Saturday on roadways within the Association. Last Saturday

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a good deal of shale was processed at the pit. 6 or 7 loads of this shale were delivered to the Pine Ridge road east of the East Spring. It was reported that these trips from the pit to the roadway were taking upwards of an hour per load. Farrel organized the projects that will yet be undertaken this year. New culverts at the South Spring will be placed on the morning of July 30, 2016. Bruce accepted an assignment to contact landowners at that end of the property that would be effected stating that the road will be closed from 8-12 Noon on that day. Mike was asked to place a notice on the website.

Rubylyn reviewed the Work Credit roadway assignments. She had prepared a new listing that she will forward to Mike Gailey to be uploaded to the web page. The Board reviewed the 14x14 rule governing the trimming of all vegetation along Association roadways.

Hunting and Security – Richard reported that he was having a tough time contacting Ryan Bull, chair of this committee. He asked if anyone had his phone number. Farrel furnished Richard with that number. Richard thanked the secretary for his work on the permitting process and the advanced work that had been done on the website. Richard asked for a motion from the Board to accept the permit that had been developed. Paul made a motion to accept the permitting process as presented on the website and the permit that has been developed. Bruce placed a second before the Board. Voting was unanimous to the affirmative.



Mike mentioned that he had some banners produced and they are now attached to the gates stating that hunting is not allowed without a permit referring all landowners to the website. Mike reported that he had received 4 applications from separate landowners. Mike asked for clarification on lots with multiple lot owners on the number guest that could be permitted. After some discussion a motion was made to limit guests to two per lot assessment. This motion was put forward by Paul. A second was received from Bruce. Voting was unanimous in the affirmative. Richard asked for a discussion on penalties for non-compliance. After some discussion it was determined that anyone hunting without a permit would be referred to the DWR. Any landowner allowing hunters into Association property without permit or outside of the CCRs of the Association would be fined \$100.00 per hunter and a lien placed on that property until the fine was resolved. Richard placed this action before the Board. Paul placed a second. The vote was unanimous to the affirmative.

Richard asked Bruce to report on his research regarding Jersey barriers to be used at the South end of the property to prohibit entrance there by ATVs. Bruce reported that Con Rock has barriers that they will sell from \$50-75. He believes the \$75 barriers are 12 feet. After some discussion by the Board, it was felt that this projected needed to be completed this year. A motion was placed before the Board to authorize Bruce to negotiate with Con Rock for the purchase and delivery of sufficient barriers to close the south end of the property. It was assumed this project would cost

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about \$2,000.00. This motion was made by Paul. Richard placed a second before the Board. The vote was unanimously accepted.

Water and Health – Farrel led this discussion in the absence of Mike Field. Farrel described the repair work that had been done on the West Spring in June. The company that was hired to examine the collection lines into the tanks with a camera could only negotiate about six feet of the pipe because of a 90 degree [non-sweep] connection at that point. The problem in the system was that roots had invaded the inlets. This situation was repaired with new cleanouts and sweep 90s that will allow maintenance of these lines. Russ Ridges helped with the repair work and has pictures of the repair that he will be forwarding to the secretary for archive purposes.

Mike Gailey was asked to report on an assignment given him by Farrel to research with the State our current standing with regard to water rights and the Association's non-public water system. That research and study is on-going and a report will be filled with the Board at the next meeting in September. Mike reported to the Board that there are 3 water claims on Association properties that are still listed with Empire Enterprises. That company is now defunct.

The screenshot shows the Utah.gov Business Search interface. At the top, it says "Utah.gov Secured" and "A SECURE ONLINE SERVICE FROM UTAH.GOV". Navigation links include "Subscribers", "FAQs", "Support", and "Font Size: A A A". The main header identifies the "DIVISION OF CORPORATIONS AND COMMERCIAL CODE" and "BUSINESS SEARCH".

The main content area displays details for "EMPIRE ENTERPRISES INCORPORATED":

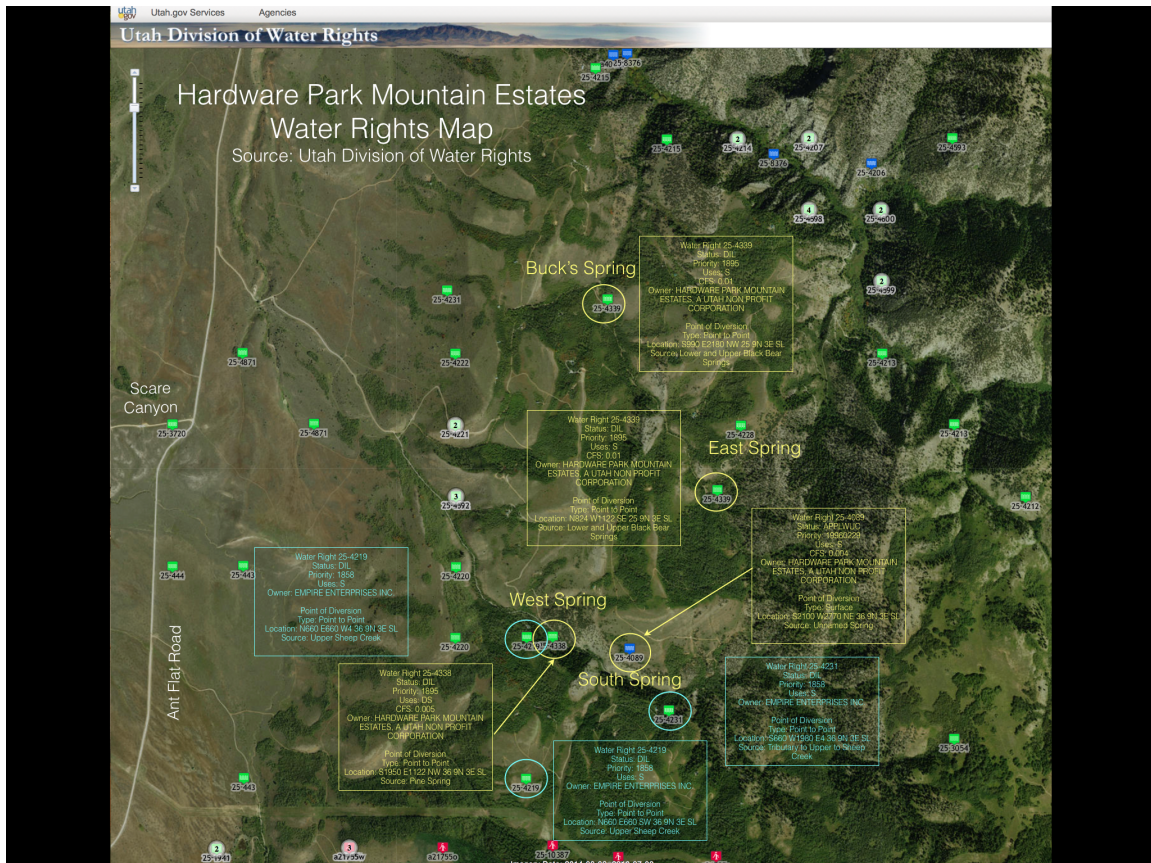
- Entity Number:** 597699-0142
- Company Type:** Corporation - Domestic - Profit
- Address:** 2108 APPLEWOOD Salt Lake City, UT 84121
- State of Origin:** UT
- Registered Agent:** [GAYLE WINTERROSE](#)
- Registered Agent Address:** 2108 APPLEWOOD Salt Lake City, UT 84121 (with a "View Management Team" button)
- Status:** Expired
- Status:** Expired as of 07/15/2003
- Status Description:** Failure to File Renewal
- Employment Verification:** Not Registered with [Verify Utah](#)
- History:** (with a "View Filed Documents" button)
- Registration Date:** 01/17/1966
- Last Renewed:** 12/03/2001
- Additional Information:** NAICS Code: 8139 NAICS Title: 8139-Business, Professional, Labor, Poli

At the bottom, there is a search bar with "Search by:" options for "Business Name", "Number", and "Executive Name", along with "Search Hints". A "Business Name:" input field and a "Search" button are also present.

On the right sidebar, there are sections for "Get Business Info On Your Mobile" (with a mobile device icon and "Visit this site with your mobile device"), "Commerce Searches" (listing links like Business Search, Data Request, Professional License, Real Estate License, Registered Principal, Trademark, Uniform Commercial Code, and Verify Utah), "Department of Commerce" (listing Department of Commerce Home, Division of Corporations, Contact Us, and Disclaimer), and "Send Us Your Feedback" (with a speech bubble icon and "We want to know what you think. Click here to share your feedback with Utah.gov!").

The footer contains links for "Utah.gov Home", "Utah.gov Terms of Use", "Utah.gov Privacy Policy", "Utah.gov Accessibility Policy", and "Translate Utah.gov", along with the copyright notice "Copyright © 2016 State of Utah - All rights reserved."

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The Board asked Farrel if he had any information on whether mosquito abatement had occurred this year. Farrel said that he presumed it had, but he had no ongoing report from Blaine Oakeson. Farrel accepted an assignment to check with Blaine.

Next Board Meeting -- The next meeting of the Board will be September 9, 2016 at Farrel's cabin at HPME. We will meet at 6:30 PM. Farrel will provide the meat dish. The rest will be potluck. Spouses are invited.

A motion to adjourned was made by Kevin and seconded by Bruce. All voted in favor of the motion.

Adjourned at 9:24