

Hardware Park Mountain Estates Minutes

These are minutes of the Board Meeting of HPME held:

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

Thursday, May 11, 2017
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]	Kevin Higley, [Board]	Bruce Peterson [Board]
Rubylyn Vernon [Board]	Richard Lamb [Board]	Paul Burbank [Board]
	Gary Nuffer [Treasurer]	Mike Gailey [Secretary]
Absent:		
Rick Patterson [Board] Illness	Nate Arrioti [Board]	

7:00 PM Call to order – Farrel called the session to order stating that a quorum was present. He said that Rick Patterson had called him earlier with illness and would not be in attendance.

Review of Board Assignment – Farrel discussed the constitution of the current Board and made the following assignments:

Kevin Higley	Development Committee
Bruce Peterson	Activities
Rubylyn Vernon	Roads and Maintenance
Richard Lamb	Security and Fire
Paul Burbank	Emergency Preparedness
Nate Arrioti	Water and Health
Rick Patterson	Hunting

Farrel stated that he'd like to create a committee that focuses on hunting at HPME. He has asked Rick Patterson to take that assignment. With Rick absent this evening, discussions will follow.

Communications – Mike asked for a motion to accept the minutes of 3/9/17 and also the minutes of the General Meeting held March 22, 2017. The motion was made by Rubylyn and seconded by Richard. The minutes were accepted unanimously.

Farrel stated that he would like an endorsement from the Board for a letter drafted to be sent to landowners east of the Association managed properties inviting them to join the Association or be restricted in the route of passage to their properties over HPME managed lands. After reading the letter and discussion Paul made a motion to approve the notice being sent to those landowners. Bruce placed a second before the Board. The vote was unanimous. [Update: The next day the secretary mailed the notices to the following landowners by way of certified mail: Lonnie Chatelain, Jeff Morrell, and David DeDrickson. Fulmer's were not included in this mailing as they have history of willingness to pay their assessment. Certified return-receipt of this notice has been received by the secretary for Lonnie Chatelain and David DeDrickson as of 6/2/17.]

Hardware Park Mountain Estates Minutes

Finances – Gary presented the following financial statement to the Board for the Fiscal Year 2016-17:

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	\$23,350	\$2,923	\$16,986	\$3,441
Special Assessment Roads				
Keys	\$575	\$575		
Maps	55	55		
Work Credits				
Interest & Penalties				
Sub-total 2016-2017	\$23,980	\$3,553	\$16,986	\$3,441
Funds Available	\$49,066	\$9,830	\$25,639	\$13,597
Funds Disbursed:				
Board Meetings (03/22/2017)	\$ 616	\$ 616		
Annual Picnic (08/06/2016)	\$ 592	\$ 592		
Spring Clean-up				
Roads:				
Grading				
Roads (gravel, shell & etc)				
Equipment	\$ 9,536		\$ 9,536	
Shell Pit Blasting				
Repairs				
Fuel				
Work Credit (Roads)				
Misc.				
Total Roads	\$ 9,536		\$ 9,536	
Security:				
Deer Hunt				
Gates & Fences	\$ 2,200	\$ 2,200		
Keys	\$ 523	\$ 523		
Total Security	\$ 2,723	\$ 2,723		
Springs:				
Testing				
Bucks Springs	\$ 31	\$ 31		
East Springs	\$ 71	\$ 71		
South Springs	\$ 40	\$ 40		
West Springs	\$ 2,526	\$ 2,526		
Total Springs	\$ 2,668	\$ 2,668		
Taxes:				
State Franchise Fee	\$ 100	\$ 100		
Corp. Registration	\$ 10	\$ 10		
Total Taxes	\$ 110	\$ 110		
Bank Charges				
Newsletter	\$-			
Postage	\$ 104	\$ 104		
Printing (Maps)	\$-			
Flowers	\$-			
Supplies	\$-			
D & O Insurance	\$ 1,231	\$ 1,231		
Website	\$-			
Filing Fees	\$-			
Total Disbursements	\$ 17,580	\$ 8,044	\$ 9,536	\$ -
Ending Balance (03/31/2017)	\$ 31,486	\$ 1,786	\$ 16,103	\$ 13,597

Hardware Park Mountain Estates Minutes

After some discussion Paul made a motion to accept the financial statement as delivered by Gary. Ruby placed a second before the Board. The vote was unanimous to accept. Gary then presented a year-to-date summary to the Board:

Hardware Park Mountain Estates
Financial Statement
for fiscal Year 04/01/2017 thru 03/31/2018

	Combined Total	Membership Fees	Road Maintenance Fees	Rainy Day Fund
Beginning Balance 04/01/2017	\$31,486	\$1,786	\$16,103	\$13,597
Annual Assessments	\$2,095	\$200	\$1,615	\$280
Special Assessment Roads				
Keys				
Maps	10	10		
Work Credits				
Interest & Penalties				
Sub-total 2016-2017	\$2,105	\$210	\$1,615	\$280
Funds Available	\$33,591	\$1,996	\$17,718	\$13,877
Funds Disbursed:				
Board Meetings (03/22/2017)	\$ 26	\$ 26		
Annual Picnic (08/06/2016)				
Spring Clean-up				
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				
Total Springs	\$ -	\$ -		
Taxes:				
State Franchise Fee				
Corp. Registration				
Total Taxes				
Bank Charges				
Newsletter				
Postage	\$ 9	\$ 9		
Printing (Maps)				
Flowers				
Supplies	\$ 85	\$ 85		
D & O Insurance				
Website	\$-			
Filing Fees	\$-			
Total Disbursements	\$ 120	\$ 120	\$ -	\$ -
Ending Balance as of April 30, 2017	\$ 33,471	\$ 1,876	\$ 17,718	\$ 13,877

This report was discussed briefly. Richard moved to accept this statement. Paul seconded the motion. The vote was unanimous.

Emergency Preparedness – Paul reported that he has a new chair of the Emergency Preparedness Committee. Kris Harrop has been replaced by Fred Benson. [Note: Fred will need to go online and register with the Work Credit Program as the Chair of this committee.] Paul reviewed with the Board his plans this year to mark helicopter landing sites at the property with a

Hardware Park Mountain Estates Minutes

steel post fixed in concrete. Paul reported that he had all material in hand to complete this project this year.

Activities Committee – Bruce reported that the summer picnic is scheduled for August 5, 2017. The Association will gather at 1:00 PM. He reported that last year's picnic was attended by 178 folks. Bruce reported that he would be getting a flier prepared to be placed on the website. There was some lighthearted discussion about sponsoring and New Year's Even gathering at the property with Kevin and Farrel acquisition of snow cats.

Development Committee – Kevin shared with the body the minutes of a meeting of that committee held on April 12, 2017:

HARDWARE PARK MOUNTAIN ESTATES
PLANNING AND DEVELOPMENT COMMITTEE MEETING

April 12, 2017

Roger McFarland Home

Present

Dennis Kendrick Lot #2225
Neil Christensen #3612
Kevin Higley Lot #2411
Roger McFarland Lot #2411
Mike Jones Lot #2532

1. Review the restrictive Covenants
2. Review Howell site plan
3. Recommendation on restrictive covenants

There was lots of discussion on the recommendation from the board on the out building changed to accessory building.

#4.2.3 (out buildings)

Add change in the verbiage from out building to accessory building. Accessory buildings: detached structure such as detached garage, sheds, playhouse, storage permanent.

4-23. Proposing to change out building to accessory buildings in the restrictive covenants.

- Proposed change: only 2 anchored accessory building per lot (10 acres).
- Each accessory building cannot exceed 200 sq ft. and must only be 1 story tall. 10' ceiling.

Cabin Construction:

- Once permit has been issued you have 3 years to be enclosed and dried in.
- During the construction of the cabin or accessory building, the building material and surroundings of the cabin or accessory building must be cleaned up the materials stacked and covered. (to keep the HWPE neat and clean.)
- Total height of cabin cannot exceed 35' to the peak, from the closest natural grade.

Hardware Park Mountain Estates Minutes

4.2.1-1 Plans to call out building materials and color need to be changed to: plans to specify building materials and color.

4.12.3 All roads and R.V. pads must be approved by planning and development committee (see 4.21)

4.5.3 – The right to hunting: discussion on the wording. In doing so, the member lot owner also give notice, that he/she nor any immediate family or guests will not hunt other association properties. Should read they “cannot” hunt on rest of the association.

The discussion turned to the review of Roger Howell site plan. Recommendation is to have Howells follow the new R.C.C. with explanation from board. Two out buildings. Still need to see plans and specifications.

There was considerable discussion on an item that has been unintentionally dropped from the CCRs of the Association. This item concerns the size and number of accessory buildings that are permitted at the property. After some discussion the Board asked Kevin meet again with the committee and draft language to amend the current CCRs. The current proposal of the committee is to limit accessory buildings to two each no larger than 200 square feet.

Kevin also reported the development being undertaken by Roger Howell on his property. The committee is involved with Roger in ongoing discussion concerning an Association roadway that crosses the Howell property. [Update: A meeting with Roger Howell and representatives from the Development Committee are scheduled to meet on June 5, 2017 at the property as of this writing.]

Hardware Park Mountain Estates

Minutes

Roads and Maintenance – Rubylyn reported some confusion concerning Work Credit road assignments. Mike was assigned to update Rubylyn with information from the website. She will begin clarifying those assignment. Ruby was charged by the Board to obtain competing bids for roadwork equipment for this year’s road projects. This she accepted. It was felt that the Board needed to look into the rental to 3 dump trucks to expedite the work and shorten the time that heavy equipment was at the property.

There was also some discussion on the setting of Jersey barriers at the south end of the property this year. Those barriers are already purchased at at the 1st gate near Ant Flat.

Security and Fire – Richard reported that he really didn’t have much of a committee. It was reported that Hal Jones has been assigned to be the Gate Keeper at the Association. Richard accepted the assignment to begin expanding this committee.

Hunting – With Rick Patterson not in attendance, a discussion on hunting was tabled for this evening.

Water and Health – The Board reviewed the past year’s history with the Division of Safe Drink Water and the Division of Water Rights. With Nate not present, other discussion was tabled.

Adjournment – The Board adjourned at 9:30 PM