

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, September 14, 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]
Nate Arriotti [Board]	Paul Burbank [Board]	Rick Patterson [Board]
Richard Lamb [Board]	Rubylyn Vernon [Board]	
		Mike Gailey [Secretary]
Absent:	Gary Nuffer [Treasurer]	

7:00 PM Call to order – Farrel welcomed the group and called the session to order stating that a quorum was present. Mike informed the board that he had been notified by Gary Nuffer that he would be absent. He had forwarded a copy of the financial statement.

Communication – Farrel asked each member of the Board if he/she had received a copy of the minutes of the meeting held July 20, 2017. All members agreed that they had received those minutes. Farrel asked for a motion to accept those minutes as recorded. Paul made a motion to accept the minutes as recorded. Rubylyn placed a second. The vote was unanimous to accept.

Finances -- Farrel asked Mike if Gary had forwarded a copy of the current financial statement of the Association. Mike responded that he had. That statement was shared with the Board.

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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	\$5,245	\$490	\$4,055	\$700
Special Assessment Roads				
Keys	\$25	\$25		
Maps	10	10		
Work Credits				
Interest & Penalties				
Sub-total 2016-2017	\$5,280	\$525	\$4,055	\$700
Funds Available	\$36,766	\$2,311	\$20,158	\$14,297
Funds Disbursed:				
Board Meetings (03/22/2017)	\$ 26	\$ 26		
Annual Picnic (08/06/2016)	\$ 511	\$ 511		
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	\$ 13	\$ 13		
Bank Charges				
Newsletter				
Postage	\$ 61	\$ 61		
Printing (Maps)				
Flowers				
Supplies	\$ 85	\$ 85		
D & O Insurance	\$ 1,296	\$ 1,296		
Website	\$-			
Filing Fees	\$-			
Total Disbursements	\$ 1,992	\$ 1,979	\$ -	\$ -
Ending Balance as of August 31, 2017	\$34,774	\$332	\$20,158	\$14,297

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After some discussion Farrel asked for a motion to accept the financial statement as provided by Gary, understanding that there were expenses not yet delivered to Gary. Ruby made that motion which received a second from Nate. Ruby asked that Association holdings also be listed, perhaps in a position statement. The Association owns the Grizzly, 12 Jersey barriers and perhaps other holdings that ought to be accounted for. After some discussion it was the request of Gary that we begin to account for these properties.

Emergency Preparedness – Paul reported on progress made with identifying the locations for helicopter landing sites. He asked for input on what materials they might be made of that could stand weather and vandalism. He also asked for suggestions on height. [7-8 feet was decided].

Farrel was asked to report on the recent accident that he and Hal Jones responded to at the Middle Gate. He reviewed the lessons he'd learned from the incident. After some discussion it was determined that Paul would meet with his committee and come to the November meeting with a sketched proposal on a presentation for the March meeting on safety. He would also begin to prepare a budget to be presented at the January meeting for 2018 that would include the construction of these monuments. All Board members were asked to prepare a budget for the January meeting for the committee the oversee.

Activities Committee – Bruce was asked to report on the summer picnic. Bruce reported that by their counts they had fed 212 individuals. This number was 40 greater than last year. Bruce and Paul were thanked for their help with that very successful event. There was some discussion on how to involve those who do not attend.

Development Committee – Kevin reported that Mike Jones from his committee had been experiencing health issues. The Board expressed its concerns for his health. Kevin made the Board aware of two issue within the Association.

1. There exists a conflict over the closure of an existing roadway between Blake Harrop and Shad Christensen. Blake is reported to have blocked a longstanding access to Shad property. Shad has sought help from the Association. Shad has spoken with both Kevin and Farrel. After some discussion it was determined that Kevin would continue to work with both landowners to resolve the issue. It was the opinion of the Board at this time, that the access had a prescriptive right to continue and the problem needed to be worked out between the two property owners.
2. Kevin reported that Roger Howell has worked very well with the landowners associated with the development of his property. Kevin thinks the resolution there has been fair. He indicated that the Durrant's had not responded much to Roger Howell but he felt that with the resolution that has been arrived at between himself, Roger Howell and the Durrant's was fair. Durrant's still have good access to their properties.

The Board was informed of the possible sale of several properties. Farrel asked Richard if he still had contact with Linda Barnes helping her to build a cabin. He said he hasn't had contact with her for about 6 weeks.

Roads and Maintenance – Ruby reminded the Board that this year we had set aside funds to be combined next year to gain the economy-of-scale on road work then. Ruby reported on a committee meeting that was held September 2, 2017. That committee recommended that the County be hired under a federal grant they had received to spray roadways for broadleaf vegetation. It was felt by that committee that his action would help maintain the French drains that have been created on roads. The spraying would also help some in the control of noxious

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weeds [Dyer's Woad and Stinging Nettles]. A strawman had been sent out to the Board to see if there was support for this action. Farrel elected to postpone the decision until this evening learning that the control of Dyer's Woad is best done in the spring. After some discussion the Board asked Ruby to place this item into a budget for next year, and also to prepare a presentation for the general membership to be delivered at the March meeting. This motion was made by Paul and received a second from Bruce. Rick asked that we attempt this one time and then evaluate its effectiveness. The vote was unanimous. The County is also willing to spray individual properties for the cost of the spray.

There was limited discussion on replacing road signs. No action was taken.

The Board asked Ruby to have more auto identification stickers and the March meeting.

There was discussion on improving the website to accommodate roadway maintainers in signing up for a specific road assignment from the web. Mike will look into that possibility. Nevertheless, it was determined that each year WC assignments for roads will be cleared and require participants to reapply each year. This will limit misunderstandings.

Farrel asked the Board to consider reimbursement to Hal Jones and Russ Ridges for use of their equipment and work done on roads this year. The decision was finally made to offer them a gift card of \$100 each for their efforts on the roads. [No assignment to follow up was made.]

Security and Fire – It was reported to Richard that the North Gate lock was troublesome. Paul mentioned that he had had issues with the lock. So had Kevin. Richard assigned himself to contact Hal Jones and resolve the issue. Rick mentioned to Richard that the barbed wire at the Main Gate, hinge side had been stripped. This was noticed during the hunt security. The final solution to this might be a cable fence like that installed and the Middle Gate. For this season Richard assigned himself to replace the barbed wire.

There was brief discussion of the placement of the Jersey barriers next spring. Rick asked that the barriers be pinned together. Farrel assigned Nate to look into obtaining the pins to link them together.

[Richard asked to be excused because of travel time. This was granted. After he left, Kevin made a motion to place Security and Fire earlier on our agendas to accommodate Richard. This was adopted by common consent.]

Hunting – Rick reported on the archery hunt. He said there were no incidents of hunters not having the appropriate permit. The hunt was monitored on the first two weekends, but not the final due to lack of security team members.

There have been 69 permits issued for all hunts thus far. Ruby reported a group of teens hunting grouse who were unruly and shooting from the road. The group discussed what the response of at least the men of the Board should be in situations like this. It was determined that we should be willing to challenge situation like this. All agreed.

Water and Health – Nate reported to the body that the East Spring overflow is dry. He asked if this is an issue. It was shared with him, that this spring has the lowest flow rate and with the dryness of the seasons this year and the demand, it's not unlikely that it might be dry. He also said he would share a study done by Stevan Wilson on the flow rates of the springs. This might

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be placed on the website helping the Association understand the importance of water on the property.

Mike shared with Nate that he had received a notice from Stevan Wilson that Bear River Health and the Division of Drink water was requiring new water site plans for all public sources. Mike asked that all information coming from Bear River Health, Safe Drink Water and Water Rights be forwarded to him. Mike will follow up with the state and the health department. We are a nonpublic system. It is not known at this time whether we will have to comply by September 30th.

Miscellaneous – Farrel reminded the Board to hold and then forward minutes of committee meetings to Mike for inclusion into the Association record. In those minutes a recorded of attendees should be listed to help in verifying work credit given.

Adjourned: 9:45 PM