

These are minutes of the Board meeting held Thursday, September 8, 2022, by Zoom

Present at the meeting were the following:

Farrel Lewis [President]	Ron James [Board]	Dennis Kendrick [Board]
Roger McFarland, Board	Rick Patterson [Board]	Nate Ariotti, Board
Mike Gailey [Secretary]		
		Absent were:
Russ Ridges, Board	Mike Schmidt, Board	Gary Nuffer, Treasurer

Welcome—Farrel welcomed the group to the Board meeting at 7:10 PM stating that a quorum was present. Farrel immediately asked the Board to go into closed session to discuss a matter nuisance and failure to comply to the HPME Bylaws. The request was granted by common consent. The closed session lasted 45 minutes. Farrel then asked for a motion to return to the prepared agenda. A motion was made by Rick Patterson. A second was made by Dennis Kendrick.

Communication—Farrel asked Mike Gailey to report the actions of the Communication’s Committee. Mike stated that all had received a copy of the July 14, 2022, Board meeting minutes. After some discussion Rick made a motion to accept those minutes are presented. Dennis made a second. The motion was approved unanimously.

Mike reported that the website was now completely back online. There was a time this summer when the Work Credit tab was not functioning. That has been corrected and is now fully functional.

Mike reported that there has been a lot of properties change hands this year. He’d like to discuss at some point how to keep updated when property change hands. This will be placed on a future agenda for discussion when Gary is present.

Finances—Farrel led a discussion of the Association’s finances as Gary was not in attendance. He said the only change he saw from what Gary had submitted was the cost of the Summer Picnic. Ron James reported that he had spent \$496.48 for the picnic. Since he took some of the product he had bought after the event he has deducted \$40 from that and will submit a bill to Gary for reimbursement for \$456.48.

Gary’s Financial Statement:

Hardware Park Mountain Estates				
Membership Assessments Past Due				
as of August 31, 2022				
Lot No.'s	Last Name	First Names		Balance
36-46	Call	Van		\$300
25-14; 25-15; 25-16	Erkstrom	Dennis		\$300
36-18; 36-20	Fowler			\$60
369-42	Grimaud	S. Lyn		\$300
25-46	Hales	Brent		\$300
36-48	Harrop	Brett		\$300
36-57	Hill	Larry		\$300
25-3	Hill	Russell		\$300
36-56	McArthur	Scott		\$150
25-11	Moore	Brett		\$335
36-61	Tremea	Gary		\$2,670
Balance Due				\$5,315

Hardware Park Mountain Estates
Financial Statement
for fiscal Year 04/01/2022 thru 03/31/2023

	Combined Total	Membership Fees	Road Maintenance Fees	Rainy Day Fund
Beginning Balance 04/01/2021	\$52,959	\$0	\$30,833	\$22,126
Annual Assessments 2022-2023	\$ 26,473	\$ 1,091	\$22,470	\$2,912
Keys	\$975	\$ 975		
Maps				
Interest & Penalties				
Recovery				
Sub-total 2021-2022	\$ 27,448	\$ 2,066	\$22,470	\$2,912
Funds Available 08/31/2022	\$80,407	\$2,066	\$53,303	\$25,038
Funds Disbursed:				
Board Meetings				
Annual Picnic (8-7-2021)				
Roads:				
Grading	\$11,800		\$11,800	
Roads (gravel, shell & etc)	\$25,236		\$25,236	
Repairs				
Fuel				
Rental Equipment Insurance				
Misc. Weed Abatement	\$70	\$70		
Total Roads	\$37,106	\$70	\$37,036	
Security:				
Deer Hunt				
Gates & Fences				
Signs	\$102	\$102		
Keys				
Total Security	\$102	\$102	\$0	
Springs:				
Testing				
Bucks Springs				
East Springs				
South Springs				
West Springs				
Total Springs	\$0	\$0	\$0	
Taxes:				
State Franchise Fee				
Corp. Registration				
Total Taxes	\$0	\$0	\$0	
Bank Charges				
Postage				
Printing				
Flowers				
Supplies				
D & O Insurance	\$1,434	\$1,434		
Website	\$460	\$460		
Filing Fees				
Total Funds Disbursements	\$39,102	\$2,066	\$37,036	\$0
Ending Balance as of August 31, 2022	\$41,305	\$0	\$16,267	\$25,038

Dennis Kendrick made a motion to accept the financial statement as discussed. Ron James made a second. The motion was approved unanimously.

Safety and Fire—Farrel began the discussion stating that he needed to be better in keeping Dennis in the loop. It had been reported that the South Gate lock had been vandalized. After a closer look, it appears that the lock was simply worn out.



This picture was placed on Facebook by Matt Smith. As is seen in the picture all of the parts are there, but the lock has simply come apart.

After considerable discussion Ron James made a motion to approve the purchase of six new locks. Rick Patterson provided the second. The vote was unanimous.

Farrel will call Jay Omsbach and order new locks. Farrel mentioned that Jay had provided the locks at no charge previously. These locks are, however, expensive. They run \$300-\$400 each. Farrel said he would check with Jay and see if he has a temporary solution to our problem. Ron James said that he'd be happy to run to the property with a lock. Farrel said that he appreciated the offer, but that Hal Jones was the gate keeper, and that Jay was the lockmaster. Farrel mentioned that the gates need to be lubricated and adjusted some. He will try to contact Hal. Roger McFarland asked the Board if they were aware if the gates at Causey Estates. They have automatic gates and they love them. Farrel mentioned that they are quite expensive.

There was some discussion about vandalism. Roger said that the individual he was talking to from Causey Estates said they have had no issues. The Board was still a little concerned about vandalism. Roger said he would investigate the cost.

The Board asked that Mike place something on the website about the issue with the South Gate. He said he would do so.

Emergency Preparedness—With Mike Schmidt not in attendance, Farrel mentioned that Mike had moved the helicopter landing site on Bald Mountain to the fork in the road where the new road meets the existing.

Activities Committee—Ron reported on the picnic held on August 6, 2022. He said that there was 60-70 there. He said that he had learned a lot. He felt bad because of the weather. He was thanked for his efforts.



Development Committee—Roger reported that he has spoken with Lance Gardner that has built the three storage sheds on Lot 25-38. The County has been there and inspected what he has done. They have approved the use. What Lance has done is probably a dead issue because it was done before the current Bylaw restrictions. Roger reported that Lance wants to build a cabin on his property. Roger reported that he has informed Lance that he needs to present his ideas concern a cabin to the Development Committee. Roger said that he believes the issue to be mute now. We need to accept what he has done.

The perspective landowner that wanted to construct a new road across Harrop and Lovato properties must deal with these two property owners on his own. The Board has chosen not to become involved.

Roger mentioned that Neal Christensen has become the chair of the Development Committee.

Roads and Maintenance—Russ was not in attendance because of issue with his son. Farrel reported that all knew pretty much what had been done this year. He asked what the Board had heard from the members of the Association. No one was aware of any complaints. Ron James reported that the North Gate Road needed some help. When it rains it becomes a slippery mess. Farrel mention that Kevin Higley has petitioned to leave the road as it is. Roger McFarland is his partner. He said that Kevin has not run that past him. This was said in jest. It was determined that next year some attention be given to the portion of the Association.

Farrel mentioned that he has spoken with Kevin Pearson had been supportive of creating a shale source closer to the northeastern sections of the property. Farrel asked Mike Gailey if we had an MOU with Kevin Pearson. Mike reported that we have none. Farrel said we needed to investigate that.

The road shared with River Birch has always been an issue. We had maintained it for years with only promises from River Birch to assist. Since the road only serves 8 property owners and they have access via the middle gate, it hasn't been an issue prior to this. It was agreed to at least improve the road beyond the North Gate.

Hunting—Rick reported that the permitting process has been a lot more efficient this year. The state sets a deadline to apply for hunts. We should be no difference. He reported that he had two new owners that would like to be part of the Hunting Committee. The process is underway. He has the upcoming hunts covered.

Water and Health—Nate reported on the current flows at each spring. The Board discussed the lack of water this year, especially at the East Spring. Farrel reported that Sheep Creek had begun pumping from a well they own to provide water to that development. This is abnormal for them to have to bring their well into the equation. We have 3,400-gallon storage at each spring. It was felt that increasing the storage in a drought may not be the answer. If we don't have water, then property owners would have to transport water form home. The Website would be an instrument it is noticing that case. Nate reported that the springs are test three quarters of each year.

Miscellaneous—Farrel discussed Roger Howell's petition to change who properties are assessed. He is searching for 7 property owners to bring it to the Board. He has sent at least two letters to all landowners. It was felt that he would have trouble finding members to support his initiative. The current Board is not in supportive of his suggestion.

There was a report by the Nuffer's that a key had been given to campers by a property owner. This appears to be a breach of the Bylaws. The campers were charged to use the owner's camp site. There are a lot of unknowns about this issue. A notice was placed on the website emphasizing that the bylaws disallow and use of property for commercial gain.

Farrel mention that the Association might want to purchase private road signs to place when an existing Association Road becomes a private driveway. This will be discussed at a future date.

The Next Meeting—It was determined that the next meeting needed to be in person. Mike was asked to investigate reserving a classroom at the Syracuse Community Center. The date of the next meeting was set:

Next Meeting: November 10, 2022
6:00-9:00 PM

Adjourned: 9:15 PM

Motion made by Dennis, seconded by Rick. Adjourned unanimously.