

Hardware Park Mountain Estates Minutes

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	\$ 1,726	\$21,835	\$2,912
Keys	\$975	\$ 975		
Maps				
Interest & Penalties				
Recovery				
Sub-total 2021-2022	\$ 27,448	\$ 2,701	\$21,835	\$2,912
Funds Available 10/31/2022	\$80,407	\$2,701	\$52,668	\$25,038
Funds Disbursed:				
Board Meetings	\$90	\$90		
Annual Picnic (8-7-2021)	\$457	\$457		
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	\$27	\$27		
East Springs	\$12	\$12		
South Springs				
West Springs	\$12	\$12		
Total Springs	\$51	\$51	\$0	
Taxes:				
State Franchise Fee				
Corp. Registration	\$10	\$10		
Total Taxes	\$10	\$10	\$0	
Bank Charges				
Postage	\$28	\$28		
Printing				
Flowers				
Supplies				
D & O Insurance	\$1,434	\$1,434		
Website	\$460	\$460		
Filing Fees				
Total Funds Disbursements	\$39,737	\$2,701	\$37,036	\$0
Ending Balance as of October 31, 2022	\$40,670	\$0	\$15,632	\$25,038

Hardware Park Mountain Estates

Minutes

Farrel asked for a motion to accept the financial statement as prepared by Gary. Dennis Kendrick made a motion to accept the statement. Nate Ariotti made the second. All voted in favor.

Farrel voiced a concern that HPME records are scattered between three of four members of the Association. After some discussion the Board asked that Mike Gailey get with Gary and work out some way that all records could be centralized. All members of the Board would like to be able to access HPME records while they serve on the Board. Mike accepted this assignment from the Board and will meet with Gary. Perhaps all records could be stored in a cloud application.

Farrel reviewed the charges for non-adjacent lots. The Board decided that the \$300 fee charged lot owners should be split this way: 80% will go to Roads. 15% to the Rainy-Day Fund. 5% to Membership. This would mean that all non-adjacent lots will be charged \$240. Farrel felt it should have been billed this year. Further discussion is needed on this issue.

Security and Fire—Farrel asked Dennis to report. Dennis reported that he has speed limit signs that need to be placed on the roadways at HPME. He will get to this in the Spring. There was some discussion of placing dummy, "YOU'RE BEING WATCHED" signs at the top three gates. Prior cameras have all been stolen. Further discussion of this topic will be held at the January meeting. The Board asked Dennis to have a discussion at the March General Meeting of Members concerning abuse of the Bylaws and CCRs by members. This will be placed on the agenda of that meeting.

Emergency Preparedness—Mike Schmidt reported that the Cache County Sheriff's office called and wanted someone to travel to the properties to open the gate. There still seems to be some difficulty in dealing with Cache County. A face-to-face meeting with the Sheriff's office at the property was proposed. Mike will try and arrange that. It is not known whether the current lock box is even functional.

Activities—With Ron absent the only action was to select March 16, 2023 as the date for the next General Meeting of Property Owners.

Development Committee—Roger McFarland reported on the issue with Lance Gardner. He will write a letter explaining to Mr. Gardner the process for further development of his lot. What Mr. Gardner has done to this point is now a non-issue for the board. There was some talk about disturbances that had taken place at Mr. Gardner's property this summer.

Roads—Farrel represented Russ in a change concerning the Road Maintenance Work Credit program. Russ' proposal came by way of an email:

Regarding the changes Farrel has suggested to the work credit for roads, I like what he's thinking. I've made just a couple slight modifications to Farrel's outline, and I'd like it discussed with the board. Specifically, I'd like to discuss the following plan and get the thoughts of the rest of the board:

- Designate the first Saturday of each month, June through September, as official workdays.
- The roads committee will identify the spots that need the most work in advance of each workday. Start in June on the hardest area then work through the other areas and any emergent needs as the summer progresses.

The HOA Board Member over roads will assign a supervisor for each workday (from the roads committee). We'll have a standardized timecard made in advance, and the daily supervisor will sign off each hour spent by each individual maintainer. When the maintainer works 8 hours, they can send the timecard in with the work credit voucher to you to receive credit. Or, if a maintainer brings a group of family/friends to help... they need a commutative total of 10 hours between them.

- This would eliminate needing to assign sections, checking completions of work, eliminate cheaters. Supervisor would be responsible for the proper completion of the area worked on the day they were supervisor. We could budget for a frail mower to eliminate slow weed eaters, get a woodchipper to grind fire hazard woods.

-Russ

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This topic will be added to the January agenda.

Hunting—Rick Patterson reported that 54 permits had been issued this year. The first weekend of the Deer Hunt was assigned to Dan Harrop. He had asked for this assignment for many years. Sadly, we have no report from Dan for that weekend because of his death a week later. Dan has been a faithful member of this committee for years. Rick had his obituary posted to both the website and the Facebook page.

The Board discussed the recent moose poaching incidents at the property. Rick proposed fining members of the Association that were party to any poaching incident and rewarding those that provided evidence that led to the conviction of poachers. Farrel asked Rick to check with DWR for what is legal for the Association to do. He will report at the next meeting.

Water and Health—Nate said that he and Stephan Wilson would like to check each spring four times a year. Mike Gailey asked Nate to then update the Water Site Plan to reflect this change. That plan would need to be filed with the Bear River Health Department.

There was some discussion concerning what could be done at the East Spring. Nothing definite was proposed at the meeting.

Miscellaneous—Farrel reported that he, Rick, Russ, and Mike Schmidt are up for election in March. Each was asked to be prepared to declare at the January meeting. There was some discussion as to who should lead the Nominating Committee this year. That will be determined in January.

Mike Gailey was asked to place the picture taken by a trail camera on the website and Facebook page. There has been an unknown male showing up in game cameras. Members of the Association are to be invited to see if anyone recognize the man.¹

At the January meeting penalties will be determined for each infraction of the current Bylaws and CCRs.

A motion to adjourn was made by Dennis. A second was made by Rick. All vote yes.

Adjourned: 815: PM

¹ That was done November 11, 2022