

Hardware Park Mountain Estates Minutes

These are minutes of the Board meeting held Thursday, January 13, 2022 by Zoom

Present at the meeting were the following:

Farrel Lewis [President]	Bruce Peterson [Board]	Russ Ridges [Board]
Mike Schmidt [Board]	Rick Pattterson [Board]	Nate Arrioti [Board]
Ruby Vernon [Board]	Gary Nuffer [Treasurer]	Mike Gailey [Secretary]
Dorothy Nuffer		Absent:
	Absent	Dennis Kendrick [Board]

Welcome—Farrel welcomed the group to the Board meeting at 7:05 PM stating that a quorum was present.

Communications—Farrel asked Mike Gailey to begin his report.

1. Approval of the minutes November 11, 2021—The minutes had been sent to the Board two weeks before this meeting for them to review. Nate mad a motion to approve those minutes. A second was made by Mike Schmidt. The vote was unanimous.
2. The complaint issued by Bryan Patterson at the last meeting was again discussed but set aside for the May 2022 Board Meeting.
3. The Board reviewed the changes to the bylaws and CCRs proposed for ratification at the March 17, 2022 General Meeting of the Members. Mike Gailey was assigned to draft a letter to be inserted with the statement that Gary would be sending out. This letter would review those changes.
4. Mike reviewed letters he'd received from Roger Howell and Dorothy Nuffer. Those letters are placed here for completeness. Roger Howell's letter led to a reconsideration of changes proposed to the bylaws.
 - a. Roger's Letter: Here is some supplemental information for my earlier e-mail, same subject. Please attach this information to the next meeting minutes as well so it can be briefed at the upcoming landowners meeting.

After years of actual road usage, it can be shown that cabin lot owners generate a larger road maintenance burden than do unimproved lot owners. Yet both lot owners have historically been given the same annual road maintenance assessment. This practice has resulted in the unimproved lot owner being assessed more road maintenance costs than necessary. Incorporating available road usage criteria in the annual road assessment calculation reduces the excess road assessment that has historically been levied on the unimproved lot owner.

The following is a sample annual road maintenance assessment that accounts for road usage distribution (60% cabins/40% unimproved lots). Note: that for a \$20,000 annual road maintenance requirement, the cabin lot owner will pay \$240 annually and the unimproved lot owner will pay \$80 annually. Historically, both landowners have been assessed the same, which is currently \$240 each:

1. Total annual road maintenance funding requirement: \$20,000.
2. Road usage distribution: 60% cabins (cab), 40% unimproved (unip) lots.
3. Distributed annual funding requirement: 60% cab. \$12,000; 40% unip \$8,000.
4. Annual cost per cabin owner: \$12,000 divided by 50 cabins = \$240 annually.
5. Annual cost per unip lot: \$8,000 divided by 100 unip lots = \$80 annually.

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This example highlights the disparity built into the current 'one size fits all' assessment methodology; which does not reflect what is happening on the roads and; thereby, over assesses the majority of HPME landowners, i.e., all unimproved lot owners.

Bottom Line: The annual road assessment can and needs to be restructured to reflect current road usage data, and to ensure every landowner is assessed using the 'best available data' for road maintenance assessments.

Let me know your thoughts.

Take Care.

Roger

After reading Roger's letter Farrel led a discussion as to whether the Board felt consideration should be given to multiple lot owners when they own lots adjacent to a developed lot. After nearly an hour of discussion Russ made a motion to not charge landowners additional fees if their lots were adjacent to their developed lot. Bruce placed a second before the Board. The vote was unanimous.

This discussion began with concern that investor landowners were buying up nonadjacent properties and not paying any additional assessment. They were making money not buy for recreational purposes.

- b. Dorothy's Letter: The old road on lookout hill needs to be blocked on the north entrance and blocked better on the south end of the road. People will still use the old way because it's a thrill to go over the hill. Second I know the curve that was fixed needed too be done. But not so severe. I've had accidents on roads up there and never expected the asso. to fix or change the road. My accidents were my fault of the road. Rubys daughter caused her own accident she always drives to fast past our cabin and where we've passed her on other portions of roads. I'm sorry she had an accident and hope she is ok. But I've been going down that turn for years and I'm an old lady and never had an accident or any of my family members on that turn. Also I'm very upset that the road to the north of us on the hill was dug up it was a good road very hard packed. There is several places to turn off to let cars pass each other. Now that road is a muddy mess !!!!

I am concerned about the key and dues lines at the annual meeting. However, it has to be done in order. The sheets that Gary has for dues owing is for the purpose to not hand out keys if dues are not current. So for a person to go to the key table Might have been paid that night and the key person wont know that the owner paid that night and won't give keys. When Gary and I are taking dues and giving keys we are together and can communicate as the owners status. Where another person handing out keys won't have a clue as to their status. It's more complicated than you think. It has to be coordinated between the two duties. We can try to be more efficient between the two of us to help the process move along.

No body knows how much work Gary does and the time he spends doing this job it is hours a month and also people coming to our home to pay dues and get keys.

Thanks for taking my remarks and please submit to the board my concerns.

Dorothy Nuffer

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Dorothy read her letter to the Board. After some discussion it was clear that there was some misunderstanding in the current status of the road projects. None of them were finished last fall. These projects are still on going. Dorothy said she simply thought they were finished.

Finances—Gary presented the Board with a current financial statement.

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Financial Statement				
for fiscal Year 04/01/2021 thru 03/31/2022				
	Combined Total	Membership Fees	Road Maintenance Fees	Rainy Day Fund
Beginning Balance 04/01/2021	\$52,021	\$0	\$29,895	\$22,126
Annual Assessments 2021-2022	\$ 28,537	\$ 2,112	\$23,286	\$3,139
Keys	\$605	\$ 605		
Maps				
Interest & Penalties				
Recovery				
Sub-total 2021-2022	\$29,142	\$2,717	\$23,286	\$3,139
Funds Available (12/31/2021)	\$81,163	\$2,717	\$53,181	\$25,265
Funds Disbursed:				
Board Meetings	\$504	\$504		
Annual Picnic (8-7-2021)	\$660	\$660		
Roads:				
Grading	\$9,975		\$9,975	
Roads (gravel, shell & etc)	\$15,500		\$15,500	
Repairs				
Fuel				
Rental Equipment Insurance				
Misc. Weed Abatement	\$100		\$100	
Total Roads	\$25,575		\$25,575	
Security:				
Deer Hunt				
Gates & Fences	\$13	\$13		
Landing Zone Markers				
Keys				
Total Security	\$13	\$13		
Springs:				
Testing				
Bucks Springs				
East Springs				
South Springs				
West Springs				
Total Springs				
Taxes:				
State Franchise Fee	\$122	\$122		
Corp. Registration	\$10	\$10		
Total Taxes	\$132	\$132		
Bank Charges	\$12	\$12		
Postage	\$49	\$49		
Printing				
Flowers				
Supplies				
D & O Insurance	\$1,347	\$1,347		
Website				
Filing Fees				
Total Funds Disbursements	\$28,292	\$2,717	\$25,575	\$0
Ending Balance as of December 31, 2021	\$52,871	\$0	\$27,606	\$25,265

