

These are minutes of the Board meeting held Thursday, November 11, 2021

Present at the meeting were the following:

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

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 September 9, 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. Bryan Patterson’s Complaint—**Bryan Patterson** had made a complaint to Russ Ridges on the manner of the restructuring of the grade of the Association Road that passes through his property. His complaint was damage to the vegetation on his property as well as a rocky slop on the west side of the road. He was asking for reparations from the Association for the damage done to his property. He made this complaint through Russ because his father also is a board member. Bryan also mentioned that he never gave consent for this change. He stated that the road was great, but his consent was never given. Russ Ridges mentioned that he was angry at first to changes in the road made on his property, but now after a couple of years he sees things differently. Bryan asked the Board the change its ways by giving advance notice to the property owner and is seeking reparations on the westside of the road through his property. He wants native topsoil spread over the rocks. He is making a claim of nuisance according to Article 8.13 of the Bylaws. **Rick Patterson** stated that the Board need to do a better job of noticing landowners about change. He defended his son’s actions. **Ruby Vernon**, Board member over roads, said that the change was made to prevent future accidents. A member of her family was recently hurt in an accident on the old road. She defended the right of the Board to make this improvement. **Other Board members** defended Ruby’s statement. Farrel Lewis stated that he had received approval by the entire Board. He said that this action will help eliminate the liability of both the Association and Bryan, personally. The Association is a coop; landowners are asked to sacrifice a portion of their land to provide roadways to a landlocked development. Farrel stated that he had called and spoken with Bryan prior to the changed telling him that the Association was going to change the grade on the road. **Ruby, Russ and Mike Gailey** offered topsoil from their properties to help mitigate the conflict. Since nothing can be done at the present time, the issue was tabled until the May Board meeting when plans will be made to repair what can be repaired. After this discussion Bryan left the meeting.
3. Changes to the Bylaws—Mike Gailey was asked by the Board to suggest two changes to the Bylaws. The first was to add the definition of infrastructure to the definitions list: **The basic physical and organizational structures and facilities (e.g., building roads, power supplies and water systems) needed for the operation of a society, enterprise, or community.**

The second was to restructure the landowner assessments and voting rights.

Voting and Assessment Schedule:

Lot Description	Assessments Levied	Voting Rights
First lot, improved or unimproved.	One annual membership dues assessment. One annual road maintenance assessment. One, special assessment, if levied by the Board.	One vote.
Additional lots, improved	One annual membership dues assessment. One annual road maintenance assessment. One, special assessment, if levied by the Board.	One additional vote per lot.
Additional lots, unimproved	Additional road maintenance assessment. One, special assessment if levied by the Board for Roads. No membership fee if properties are adjacent to one another.	No additional votes.

Gary was not in the meeting this evening. The most current financial statement was the October statement. This statement was reviewed by the Board and approved. It should be remembered that Farrel sought approval of and additional \$15,000 for work done in late October-early November by phone and email. This was granted by the Board and ratified at this meeting.

Assets:			
MESCO	1-Oct-15	Rock Screen	\$10,127
Hardware Park Mountain Estates Membership Assessments Past Due as of August 31, 2021			
Lot No.'s	Last Name	First Names	Balance
25-08	Huckelberry	Pete	\$400
25-11	Moore	Brett	\$375
25-54	Salaz	Robert	\$1,800
36-61	Tremea	Gary	\$2,620
25-25	West	Carson	\$600
Balance Due			\$5,795

**Just delinquent
**Family quarrels
**Robert passed away, no one want to take responsibility
**same old story
**Just a stupid landowner

Hardware Park Mountain Estates
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	\$ 25,707	\$ 1,907	\$20,943	\$2,857
Keys	\$405	\$ 405		
Maps				
Interest & Penalties				
Recovery				
Sub-total 2021-2022	\$26,112	\$2,312	\$20,943	\$2,480
Funds Available (09/30/2021)	\$78,133	\$2,312	\$50,838	\$24,983
Funds Disbursed:				
Board Meetings	\$234	\$234		
Annual Picnic (8-7-2021)	\$660	\$660		
Roads:				
Grading	\$9,975		\$9,975	
Roads (gravel, shell & etc)				
Repairs				
Fuel				
Rental Equipment Insurance				
Misc. Weed Abatement	\$100		\$100	
Total Roads	\$10,075		\$10,075	
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				
Corp. Registration				
Total Taxes				
Bank Charges				
Postage	\$59	\$59		
Printing				
Flowers				
Supplies				
D & O Insurance	\$1,347	\$1,347		
Website				
Filing Fees				
Total Funds Disbursements	\$12,388	\$2,312	\$10,075	\$0
Ending Balance as of September 30, 2021	\$65,746	\$0	\$40,763	\$24,983

CHRISTENSEN CONST & PIPE LLC
 1580 EAST 13000 NORTH
 COVE, UT 84320

Invoice

Date	Invoice #
10/25/2021	868

Bill To
HARDWARE PARK MTN ESTATES C/O FARRELL LEWIS 316 N. 1150 E. KAYSVILLE, UT 84307

Terms
Net 30

Date	Quantity	Description	Rate	Amount
		DOZER WORK		
8/11		TRANSPORT D-6-T BULLDOZER SPLIT WITH OTHERS	750.00	750.00
	6	HRS- D-6-T BULLDOZER	200.00	1,200.00
	2	HRS - LABOR	40.00	80.00
8/17	1	HRS- D-6-T BULLDOZER	200.00	200.00
	1.5	HRS - LABOR	40.00	60.00
8/18	6.5	HRS- D-6-T BULLDOZER	200.00	1,300.00
	1.5	HRS - LABOR	40.00	60.00
8/19	6	HRS- D-6-T BULLDOZER	200.00	1,200.00
	1.5	HRS - LABOR	40.00	60.00
8/23	8	HRS- D-6-T BULLDOZER	200.00	1,600.00
	1.5	HRS - LABOR	40.00	60.00
10/5		TRANSPORT D-6-T BULLDOZER- BACK TO JOB - NO CHARGE	0.00	0.00
	2.5	HRS- D-6-T BULLDOZER	200.00	500.00
	1.5	HRS - LABOR	40.00	60.00
10/6	1.5	HRS- D-6-T BULLDOZER	200.00	300.00
	1.5	HRS - LABOR	40.00	60.00
10/7	5	HRS- D-6-T BULLDOZER	200.00	1,000.00
	1.5	HRS - LABOR	40.00	60.00
10/8	6.25	HRS- D-6-T BULLDOZER	200.00	1,250.00
	1.5	HRS - LABOR	40.00	60.00
10/11	6	HRS- D-6-T BULLDOZER	200.00	1,200.00
	1.5	HRS - LABOR	40.00	60.00
Thank you for your business.			Total	

CHRISTENSEN CONST & PIPE LLC

1580 EAST 13000 NORTH
COVE, UT 84320

Invoice

Date	Invoice #
10/25/2021	868

Bill To
HARDWARE PARK MTN ESTATES C/O FARRELL LEWIS 316 N. 1150 E. KAYSVILLE, UT 84307

Terms
Net 30

Date	Quantity	Description	Rate	Amount
		DOZER WORK		
8/11		TRANSPORT D-6-T BULLDOZER SPLIT WITH OTHERS	750.00	750.00
	6	HRS- D-6-T BULLDOZER	200.00	1,200.00
	2	HRS - LABOR	40.00	80.00
8/17	1	HRS- D-6-T BULLDOZER	200.00	200.00
	1.5	HRS - LABOR	40.00	60.00
8/18	6.5	HRS- D-6-T BULLDOZER	200.00	1,300.00
	1.5	HRS - LABOR	40.00	60.00
8/19	6	HRS- D-6-T BULLDOZER	200.00	1,200.00
	1.5	HRS - LABOR	40.00	60.00
8/23	8	HRS- D-6-T BULLDOZER	200.00	1,600.00
	1.5	HRS - LABOR	40.00	60.00
10/5		TRANSPORT D-6-T BULLDOZER- BACK TO JOB - NO CHARGE	0.00	0.00
	2.5	HRS- D-6-T BULLDOZER	200.00	500.00
	1.5	HRS - LABOR	40.00	60.00
10/6	1.5	HRS- D-6-T BULLDOZER	200.00	300.00
	1.5	HRS - LABOR	40.00	60.00
10/7	5	HRS- D-6-T BULLDOZER	200.00	1,000.00
	1.5	HRS - LABOR	40.00	60.00
10/8	6.25	HRS- D-6-T BULLDOZER	200.00	1,250.00
	1.5	HRS - LABOR	40.00	60.00
10/11	6	HRS- D-6-T BULLDOZER	200.00	1,200.00
	1.5	HRS - LABOR	40.00	60.00
Thank you for your business.			Total	

Security and Fire—Dennis Kendrick had nothing new to report. A discussion ensued about retrieving the locks at the gate. Rick Patterson volunteered to retrieve the locks if someone could provide him with the key to release them from the gates. He will do that when there is snow on the ground. There were questions about Hal Jones. He normally performs that service as a work credit assignment. Russ said that Hal is in town.

Emergency Preparedness—Mike Schmidt reported that he has been dialoging with Sgt. Welker of the Sheriff's Department. They will be placing their own box on the lower gate. There will now be two boxes on the gate. Mike still hasn't heard anything from the Fire Department.

Activities—The Board selected March 17, 2022, for the general meeting this coming year. The meeting will be scheduled from 6-9 PM to allow members to exchange keys. The Board discussed the bottleneck that occurs every time there is a key exchange. After considerable discussion the Board decide to direct Gary Nuffer to focus on the payment of fees and the Board will assign others to distribute keys to those that are current with fees. Since Gary was not in the meeting a letter will be sent to Gary endorsed by the entire Board. Mike Gailey was assigned to draft that letter and have it for the January meeting.

Development—Russ presented a proposed change to the CCRs regarding out buildings.

4.2.1.4 In addition to a single dwelling pursuant to the regulations of these by-laws, a maximum of 2 (two) permanent outbuildings per 10-acre parcel may be built. An outbuilding shall be a single-story structure of less than 250 square feet. The external finishes of outbuildings are held to the same requirements and standards as primary dwellings. Any outbuilding exceeding 100 square feet in size shall require approval of the development committee prior to any construction activities. The development committee will review both the plans, and site plan, before formal approval is granted. Depending on the size and location of the proposed outbuilding, Cache County may require a use permit. It is the responsibility of the property owner to ensure all county regulations and permitting requirements are adhered to.

After considerable discussion, the Board agreed to not count an outhouse as an outbuilding. This amendment will be presented at the March general meeting.

Roads and Maintenance—Ruby deferred any further roads discussion after the discussion with Bryan Patterson. She told the Board that Clyde Hinderliter had resigned from this assignment as the road's superintendent. Ruby asked Mike Gailey if his son Clint Gailey would accept that assignment. Mike stated he would ask him.¹

Hunting—Rick reported that the new signs look great. One sign does have one bullet hole in it already. He reported that he had issued 44 permits for all hunts this year. The change made two years ago has worked. Landowners now have a quality hunting experience with fewer hunters.

Water—Nate reported that the West Spring is contaminated with coliform bacterial. It will be closed until the spring. Russ offered to take some chlorine tablets to the West Spring and let it stand all winter. Farrel advised Russ where he might get those tablets.

Motion to adjourn, Ruby, seconded by Dennis.
The meeting was adjourned at 9:30 PM

¹ Mike reports that he has talked with Clint an he will accept this assignment from the Board. His phone number is 801-928-8886



New Road
on Bryan
Patterson's
Property

