These are minutes of the Board meeting held Thursday, March 10, 2022 by Zoom

Present at the meeting were the following:

Farrel Lewis [President]	Bruce Peterson [Board]	Mike Schmidt [Board]
Ruby Vernon [Board]	Rick Patterson [Board]	Dennis Kendrick [Board]
Jay Ombach	Roger Howell	Kevin Higley
Mike Gailey [Secretary]		Absent were:
Russ Ridges [Board]	Nate Arrioti, [Board]	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.

Approval of the minutes January 13, 2022—The minutes had been sent to the Board before the meeting for review. Dennis made a motion to approve the minutes. A second was offered by Mike Schmidt. The vote was unanimous.

Mike asked Roger Howell to report on the nomination process that he was called to chair.

Roger reported that he and Linda Barnes, whom he had asked to serve on the Nomination Committee had attempted to contact each landowner by phone seeking those who would serve. Multiple email notices have also been sent to those registered with the Association website. To date they have only been successful in obtaining one candidate, Bryan Patterson. Ruby and Bruce have both given notice to the Association that they will be stepping down. With Bruce not running again a new chairman of the board will need to be elected at the May 2022 meeting.

After some discussion, Farrel asked Roger if he would conduct the election at the General Meeting. This would include seeking nominations from the floor. Roger accepted this assignment.

**Finances**—Farrel asked Mike Gailey to review the financial report with Gary not being present. That report is placed here for completeness:

Hard								
Membe								
	as of February 28,	2022						
Lot No.'s	Last Name	First Names	Balance					
24-13	Hawks	Heston	\$300					
25-33	Jones	Hal	\$300					
36-48	Harrop	Brett	\$300					
25-51	Erekson	TJ	\$300					
36-45	Bruekner	Robert	\$300					
25-08	Huckelberry	Pete	\$400	**just delinquent				
25-11	Moore	Brett	\$375	**Family quarrals				
25-54	Salaz	Robert	\$1,800	**Robert passed away, no one want to take responibility				
36-61	Tremea	Gary	\$2,520	**same old story				
Balance Due			\$5,095					

# Hardware Park Mountain Estates Financial Statement for fiscal Year 04/01/2021 thru 03/31/2022

	C	ombined Total	Me	Fees	Road Maintenance Fees	Rainy Day Fund
Beginning Balance 04/01/2021		\$52,021		\$0	\$29,895	\$22,126
Annual Assessments 2021-2022	\$	29,347	\$	2,112	\$24,007	\$3,228
Annual Assessments 2022-2023	\$	2,740			\$2,466	\$274
Keys		\$605	\$	605		
Maps						
nterest & Penalties						
Recovery						
Sub-total 2021-2022		\$32,692		\$ 1 7	\$26,473	\$3,502
Funds Available (02/28/2022)		\$84,713		\$2,/17	\$56,368	\$25,354
unds 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	Т	\$12		\$12		
Postage	1	\$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 February 28, 2022		\$56,421		\$0		\$25,354

**Security and Fire**—Dennis reported that he and Jay Omsbach were ready for the key exchange. They will set up this exchange at a different location at the meeting from Gary who will be collecting this year's fees. Jay reported that he has the keys and locks ready for the exchange. They will be at the meeting by 5:30 to set up the exchange table.

Farrel asked that they watch for the Right-of-Passage landowners to assure that they get the proper amount and kind of key. He particularly asked them to watch out for Lonnie Chatelain.

Dennis mentioned that his presentation that evening in the General Meeting would be short, but include a pleas to shut gates when they are opened and when they are found open.

**Emergency Preparedness**—Mike Schmidt reported that Search and Rescue and ask that a combination lock be placed on the lockbox. This was not acceptable to the Board. The county fire department won't share the key to the lockbox and Mike is not sure what key is in that box. He will keep working with the County to find a solution.

His presentation will consist of instruction on what to do at the gate in the case of an emergency. His presentation will be about 10 minutes.

**Activities**—Bruce regrets not being able to continue with the Board. He has been asked to increase his participation with the Weber County Fair which completes with the Summer Picnic. He was thanked by the Board for his great work with this committee. Since the meeting Bruce has also requested that this wife be removed and chair of the committee.

Bruce asked for three pauses in the General meeting to raffle prizes.

**Development**—Kevin attended the meeting in lieu of Russ and Roger. Kevin asked the Board if they thought the general membership was serious in adopting the governing documents of the Association. To him it seems like the wild, wild west. He mentioned particularly the property owned by Lance Gardner. Three separate structures, each could be classified as a cabin, since they are being slept in, were constructed there last summer without a county permit and having been before the Development Committee.

A lengthy discussion of the Board present commenced.

Finally, Farrel asked Roger Howell and Jay Omsbach how they felt. They felt the CCRs should be enforced. All members of the Board felt that way. Some felt that they structures should be torn down and begun again.

Farrel said he would like to approach the general membership on Thursday with a serious discussion on the governing documents. He would like that item to be the last item of the meeting and give him 15 minutes. That will be placed on the agenda.

Kevin was not aware of what Russ would present under the Development Committee.

**Roads and Maintenance**—Ruby explained that she has so much going in her life at this time that she will not run again this year. She reported that Rodney Hill has topsoil that he could donate to the Association to fix the road on Bryan Patterson's property. Ruby was thanked by the Board for her service. She said she would take only 5-7 minutes at the General Meeting.

Hunting—Rick reported to the Board that he will not be at the General Meeting for personal reasons. He said this year's hunt was very nice for those that had permits. It was agreed that one guest would be allowed for those that need a hunting partner or do not hunt. This would not be announced but handled by Rick on a one-on-one basis. The deadline for submission of request for permits will remain July 31. After that request will not be processed. Requests need to be sent to: HPMEpermits@gmail.com.

Rick's son, Bryan will present at the General Meeting for him.

Water and Health—With Nate being absent Farrel commented briefly on the West Spring. It has been chlorinated through the Winter. The Weber Basin Water lab said that chloroform contamination is common in draught years because of the decreased flow rate. Farrel had asked Mike to investigate whether a well could be drilled at the East Spring. Mike has been told before from the Water Rights Board that we can only harvest spring water and that at only four sites. We are not entitled to drill wells.

Miscellaneous—Farrel mentioned Roger Howell's concern for the need for members to communicate between each other. Farrel will ask Nate to promote the Facebook page at the general meeting. He hopes that many are not aware of that page. It is more of a blog. The website does not generally allow for dialog, because when it is open to comment, spammers can destroy the site.

Adjouned—Dennis made a motion to adjourn. This was seconded by Bruce. The vote was unanimous.

Adjourned at 8:38 PM