These are minutes of the Board meeting held Thursday, March 9, 2023. The meeting was held via Zoom

Present at the meeting were the following:

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

Welcome—Farrel welcomed the Board to the meeting. A closed session was held just prior to this meeting.

There was some difficulty getting everyone linked into the meeting. The Board meeting began at 7:15 PM.

Communication—Farrel welcomed Roger Howell to the Board meeting. Fifteen minutes had been set aside to allow Roger Howell to present his proposed bylaw changes to the Board. This discussion was very spirited at times and lasted 29 minutes. A video recording was made of this portion of the Board meeting and has been archived by the secretary. The essence of Mr. Howell's argument is that road maintenance fees should be tied to assessed value of both land and cabin structures. He feels it is unfair for non-improved lot owners to pay the same assessment as those who have cabins on their lots. For the last year, Mr. Howell has circulated materials at his own expense promoting his position. The bylaws of the Association require that the Board may move this on to a general meeting of the membership by a two-thirds vote of the entire Board.

Russ Ridges thanked Mr. Howell for his concerns for the Association, however, seeing that the Board had much to discuss that evening he placed a motion before the Board to call the question. A second was made by Rick Patterson. The vote was unanimous. Farrel then asked for a motion to approve or disapprove of Mr. Howell's request. Dennis Kendrick made a motion to deny Mr. Howell's request. Rick Patterson made a second. All present voted to deny Mr. Howell's request with Russ Ridges abstaining. [Ron James was in Europe at the time and had voted electronically via a video.] Mr. Howell left the meeting at this point.

Mike Gailey presented a copy of the minutes of the Board meeting held on January 12, 2023. After that meeting a proposal was made to waive road maintenance fees for an adjacent lot to those who provided an easement to the Association to access the four springs owned by the Association. Becuse Gary had already sent statements to landowners, Farrel felt like this point needed action before this meeting. The following amendment has been attached to the January 12, 2023 minutes:

[These minutes would be amended on March 9, 2023. Farrel placed a motion before the Board to strike the payment for road maintenance for properties providing and easement for access to each of the four springs the Association maintains. These property owners have lost a portion of their land for access to water. The vote on this was taken by the secretary. He reports that all except for Dennis Kendrick approved the action. Dennis did not agree with the forgiving of the road maintenance fee since some have a direct connection to the spring which benefits only them. The vote was 5-1 in favor. Russ Ridges abstained.]

Farrel asked for a motion from the Board to approve the minutes of the January 12, 2023 with the above amendment. Mike Schmidt made the motion. It was seconded by Roger. The vote was unanimous.

Finances—With Gary not present, Farrel reviewed the financial statement.

	Combined Total	Me	mbership Fees	Road Maintenance Fees	Rainy Day Fund
Beginning Balance 04/01/2021	\$52,959		\$0	\$30,833	\$22,126
Annual Assessments 2022-2023	\$26,834	\$	2,173	\$21,689	\$2,972
Annual Assessments 2022-2023	\$20,834	φ	2,173	\$21,009	\$648
Keys	\$1,000	\$	1,000	φ3,103	φ040
Maps	\$1,000	φ	1,000		
Interest & Penalties					
Recovery					
Sub-total 2021-2022	\$33,724	\$	3,173	\$26,872	\$3,620
Funds Availabe 02/28/2023	\$86,683	Ψ	\$3,173	\$57,705	\$25,746
Funds Disbursed:	\$30,003		ψ0,173	<i>401,100</i>	\$20,140
Board Meetings	\$360	-	\$360		
Annual Picnic (8-7-2021)	\$360	-	\$350		
Roads:	\$450		9430		
Grading	\$11,800			\$11,800	
Roads (gravel, shell & etc)	\$25,236			\$25,236	
Repairs	φ20,200			φ20,200	
Fuel					
Rental Equipment Insurance					
Misc. Weed Abatement	\$70		\$70		
Total Roads	\$37,106		\$70	\$37,036	
Security:	\$57,100		ψiυ	\$57,000	
Deer Hunt					
Gates & Fences					
Signs	\$102		\$102		
Keys	\$10L		<i>Q</i>IOL		
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	\$124		\$124		
Corp. Registration	\$10		\$10		
Total Taxes	\$134		\$134	\$0	
Bank Charges				,-	
Postage	\$93		\$93		
Printing	1				
Flowers					
Supplies	\$113		\$113		
D & O Insurance	\$1,334		\$1,334		
Website	\$460		\$460		
Filing Fees					
Total Funds Disbursements	\$40,209		\$3,173	\$37,036	\$(
Ending Balance as of February 28, 2023	\$46,474		\$0	\$20,669	\$25,74

Hardware Park Mountain Estates

Assets:			
MESCO	1-Oct-15	Rock Screen	\$10,127
Hardw	are Park Mountain	Estates	
Members	ship Assessments	Past Due	
	of February 28, 2		
	j ,		
Lot No.'s	Last Name	First Names	Balance
36-46	Call	Van	\$300
DE 14. DE 15. DE 16	Estanteses	Descrip	\$300
25-14; 25-15; 25-16	Erkstrom	Dennis	\$300
<u>36-48</u>	Harrop	Brett	\$300
36-48	Harrop	Brett	\$300
36-48 36-57	Harrop Hill	Brett Larry	\$300 \$300
36-48 36-57 36-56	Harrop Hill McArthur	Brett Larry Scott	\$300 \$300 \$150
36-48 36-57 36-56 25-11	Harrop Hill McArthur Moore	Brett Larry Scott Brett	\$300 \$300 \$150 \$335
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Farrel advised the Board that the Association had failed to pay Terry Flint for survey services he had provided the Association. That fee was \$1,300.00. Farrel asked for approval to place this amount as a credit on Terry's leger. This met with unanimous approval. Terry has sold his property to his son Randy now that he lives in Idaho. Farrel asked for a motion to approve the financial statement. Rick made this motion followed by a second from Mike Schmidt. The vote was unanimous.

Farrel led a discussion concerning bringing financial records online. All agreed that should be done. A suggestion was made too, that Gary provide a line-item of expenditures and revenues between Board meetings. They instructed Gary to provide this detail to them at each Board meeting.

Security and Fire—Dennis Kendrick mentioned that the state was now requiring licensure of those without driver's licenses and are minors to operate ATVs. There was considerable discussion about this issue. The Bylaws state that state and local laws are to be enforced on Association properties. Dennis will prepare a presentation on this issue for the general meeting.

Emergency Preparedness—Mike Schmidt reported he had nothing new for discussion this evening, but he was working on a presentation for the general meeting to bring the membership up to date on this committee's responsibilities.

Activities—Ron James will be out of town for the general meeting. His son will be prepared to fulfill this assignment of March 16th. He has been given a \$500 budget for the meeting.

Development—Roger had some concerns about a candidate running for election this spring who is not in good standing with the Association. Mike Gailey was assigned to contact that individual and advise that person that this maybe an issue and a possible embarrassing situation for them.

Roger mention that at each spring a sign has been placed advising members of the need for contacting the development committee with plans for future development of their properties.

Roads and Maintenance—Russ reviewed the changes that will be made in road maintenance work credit. He will be prepared at the general meeting to explain this work credit option to the general membership. The first Saturday of summer month, a work detail will work at the most troubling spots and receive a time card for work credit.

There was some discussion on how well the roads will drain with this year's snowfall. Farrel asked Russ to post on Facebook a request for members to wait and not damage the roads when they are most easily damaged with the spring runoff. A posting will also be placed on the website.

Hunting—Rick Patterson reported that he has been in contact with DWR. They have assigned an attorney, Carl Lyons, to work with Rick and will allow the Association to fine poachers convicted of their actions on Association properties. We can also offer rewards to informers of those convicted. The Board established these penalties and rewards for those involved by resolution that evening:

Animal Poached	Fine	Reward
Moose	\$10,000.00	\$1,000.00
Elk	\$5,000.00	\$500.00
Deer	\$2,500.00	\$250.00

These fines will be assessed to the landowner.

Farrel asked Rick if he could get a DWR officer to the general meeting on the 16^{th} of March. Rick was concerned about the late date, but he would try.

Water and Health—Nate advised the Board that the revised water site plan is now in the hands of the Bear River Health Dept. The new site plan calls for each spring to be tested each year.

He also advised the Board that Jake Forsgren from USU will be in attendance at the general meeting to answer questions for landowners on spraying for noxious weeds.

Elections—Farrel asked that Rick, Russ and Mike Schmidt allow their names to be placed on the ballot. Russ said that he had nominated Ron Buschman. Scott Green has removed his name from the list provided by Roger Howell. Darlene Gardner has been nominated to run for president according to Roger Howell.

Motion to adjourn: Rick Patterson. Second: Mike Schmidt.

Adjourned at 8:45 PM