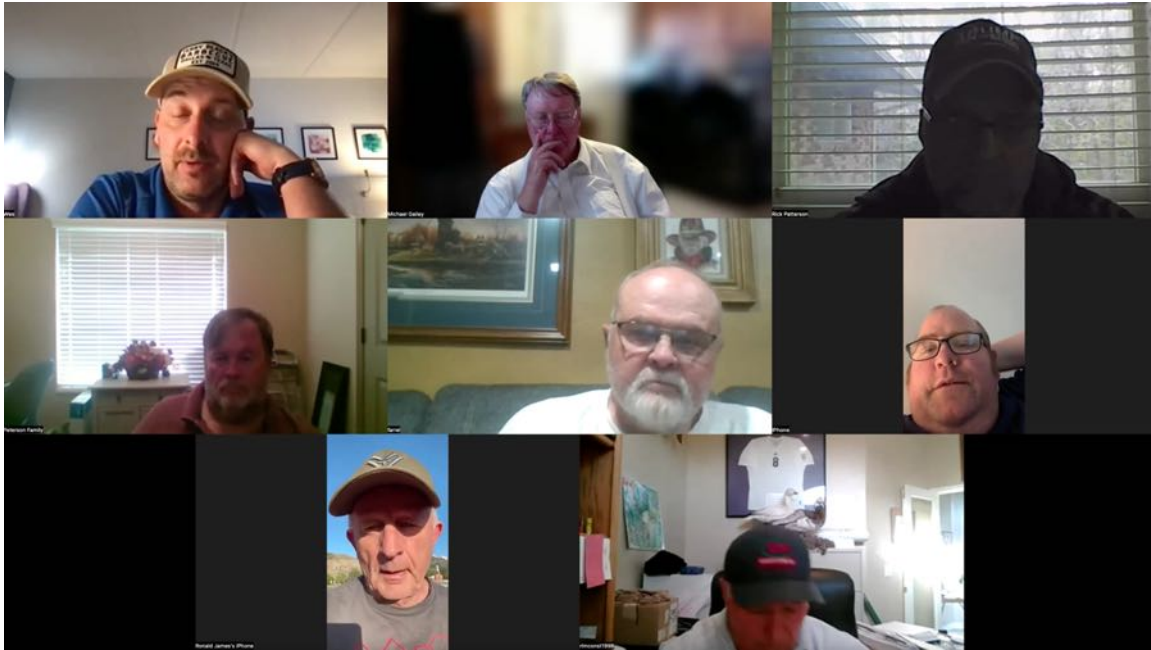


Hardware Park Mountain Estates Minutes

These are minutes of the Board of Trustees held on May 8, 2025 via Zoom.



Present at the meeting were:

Farrel Lewis, President	Rick Patterson, Board Member	Bruce Petersen, Board Member
Nate Ariotti, Board Member	Ron James, Board Member	Roger McFarland, Board Member
Wes Wilson, Water Master	Mike Gailey, Secretary	

The meeting was called to order at 7:08 PM with a quorum present.

Because Wes was in the South Carolina and two hours ahead of the rest, Farrel requested that the agenda be set aside and allow Wes to bring his items to the Board. The action was approved by acclamation.

1. **Water and Health**—Wes' concerns focused the springs, particularly the South Spring. Wes asked direction concerning the South Spring. Do we want to replace the parts to the hydrant or do we want to replace the whole hydrant. We are still having trouble with the flow at that spring. Are we still planning to do some fencing around all the holding tanks, too? Who is going to take apart the hydrants? Farrel had ask Clint Gailey to take apart one of the hydrants. Clint was present with the work group who cleared out the vent, but time just got away from him, and he was not able to take the hydrant apart. Mike Gailey assured the Board that Clint would still do that. Nate was tasked with getting together with Clint and see if a time could be arranged to see what parts are required. Wes said he would like to be involved, too. Farrel also asked them to begin gathering materials for fencing the vents. Wes asked the Board if they had approved the flow meters. He said we need multiple flow meters. Rick asked if we really need it. Wes would like to check the flow at both the overflow and the hydrant. After some discussion a motion was made by Nate to allow Wes to spend up \$1,000 on flow meters. Rick placed a second to that motion. The vote was unanimous. Whether we change out the hydrants at this time will be discussed after we take one apart and will be treated as a maintenance item. We will start with the South Spring. Wes proposed we make map of where the valves are to each spring. Cache County will be coming to spray on the 17-18th of June.

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2. **Welcome to New Board Members**—Farrel welcomed new members to the Board. Kim Torrico has a member of her family getting married this week and may not be joining us. Dennis had called Mike saying he could not figure out how to join the meeting.
3. **Communications**—Mike asked the Board for acceptance of the minutes of the meeting held 1.09.25. Ron made a motion to approve. Nate placed a second. The vote was unanimous. Farrel took a moment to review the assignment of Board members to committees. He reported that he had already spoken with Kim, and she will be leading the Communications Committee. She is already working on a new directory. Bruce will take over the Roads Committee. Clint will continue to work with Roads. Farrel has combined the work of the Emergency Preparedness and the Security and Fire Committees. There just isn't enough work for both and will bring Dennis Kendrick on board as the Board advisor. All other assignments will remain the same.
4. **Development**—Roger reported that he has nothing at this time. The group discussed the update to the CCRs allowing for one 500 sq. ft. outbuilding which is now approved by the general membership
5. **Finances**—Gary was not present but had sent to the Board a current copy of the financial statement:

Assets:				
MESCO	1-Oct-15	Rock Screen		\$10,127
Hardware Park Mountain Estates Membership Assessments Past Due as of April 30, 2025				
Lot No.'s	Last Name	First Names	Paid	Balance
36-18; 36-20	Fowler Family	LLC		\$520
36-19	Green	Don		\$600
25-11	Moore	Brett		\$485
Right of passage	Morrell	Jeff		\$320
Right of passage	Olham	Richard		\$600
36-61	Tremea	Gary		\$6,884
36-1	Wilson	Cody		\$600
Balance Due				\$10,009

The Board reviewed the financial statement. Gary said that we've collected about 85% of the current dues. Nate was asked about his family. Nate said that Barbara has written two check and things should be resolved. He will talk to Gary. Farrel asked the Board if they thought we needed to rekey with only 6 past due account. The feeling of the Board was not to rekey at this time. Farrel will begin calling past due members in June. Farrel mentioned that he has a phone number for Gary Tremea, Jr. He said he is in contact with Gary Nuffer and has a repayment plan. That is not true. He will talk to Gary Tremea, Jr. again.¹

Farrel asked for a motion to approve the financial statement. Motion was made by Roger. Seconded by Bruce. The vote was unanimous.

¹ This will need to be followed by another since Farrel's death on May 27, 2026

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HARDWARE PARK MOUNTAIN ESTATES FUND STATEMENT 4/30/25				
	Total Fees Collected	Admin. Fees	Road Maint. fees	Rainy day funds
Beginning Balance 04/01/2025	\$36,545	\$0	\$8,819	\$27,726
Annual fees. 2025-2026	\$24,140		\$24,140	
Keys	\$ 50	\$ 50		
Maps				
Interest & Penalties				
Recovery	\$ 7	\$ 7		
Sub-total of	\$24,197	\$57	\$0	\$0
Funds Available 04/30/2025	\$60,742	\$57	\$32,959	\$27,726
.				
Board Meeting expense				
Annual Picnic expense				
Roads:				
Grading				
Roads (gravel, shell & etc)				
Misc. Weed Abatement				
Total Roads				
Security:				
Deer Hunt				
Gates & Fences				
Signs				
Keys				
Total Security				
Springs:				
Testing				
Bucks Springs				
East Springs				
South Springs				
West Springs				
Total Springs				
Taxes:				
State Franchise Fee				
Corp. Registration				
Total Taxes				
Bank Charges				
Postage				
Printing				
Flowers				
Supplies				
D & O Insurance				
Website				
Filing Fees				
Total Funds Disbursements	\$0	\$0	\$0	\$0
ENDING BALANCE as of April 30, 2025	\$60,742	\$57	\$32,959	\$27,726

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Minutes

6. **Emergency Preparedness and the Security and Fire**—With Dennis Kendrick not in attendance at the meeting, Farrel past over this agenda item. The Board discussed Dennis' nonattendance at meetings. Farrel suggested that the Board elect a new Chairman of the Board. Roger mentioned that he knows Dennis well and has similar feelings. Farrel mentioned that he should be well versed in issued of the Association and made the comment: "If I kick the bucket, then he would need to take over." Roger commented: "We'll get him into shape if that happens." Farrel mentioned that he doesn't have the authority to name a new chair. That must come from the elected Board members. Roger suggested that we talk to him first. He may not want to serve there anymore. Farrel asked Mike Gailey if it were the president's role to call Dennis. After some discussion it was determined that Farrel would give Dennis a call.²
7. **Activities Committee**—Farrel asked Ron to report on the plans that have been made for the summer picnic. The picnic will be August 2, 2025. Everything is going well. The committee plans to have more activities for kids this year. The tables that we purchased last year are being stored at his cabin and they will be set up again.
8. **Roads and Maintenance**—Farrel had spoken with Bruce prior to the meeting and assigned him to advise the Roads and Maintenance Committee. Bruce reported that he has called the number of the fellow that does blasting several times without any response. He finally called Bruce back and reported that he was too busy to meet our schedule this year. The fellow told Bruce to call him in the Fall and he may be able to meet out need in the spring of 2026. Farrel asked Bruce if he recommended anyone else. Rick asked if we had some shale on hand. Farrel reported that we didn't have enough material to warrant the expense of hiring trucks. We could have Clair Cole come up and do some grading if needed, but no trucking this year. We have created a road above the pit to allow for drilling and blasting. This will be the last time we can blast the pit and then will have to reclaim the property for the owner. Farrel asked Bruce to do a little research and see if he can find someone the Association can hire to blast this year. Farrel asked Bruce to get with Clint Gailey and see if we need to do any grading this year. Nate asked if there would be work credit parties this year as in prior years. Typically, these parties have been held on the first Saturday's of the month. Bruce asked who else was on the committee. The answer was only Clint Gailey. Russ Ridges would probably have a list of those who have been to work credit events.³ Russ would like to serve on the committee, but because of the health of this son, can't serve on the board.
9. **Hunting**—Open applications will be taken from June 1, 2025 through July 31, 2025.
10. **Spraying**—Cache County will be on the property on June 17-18th. Mike was asked to place this item on the website. \$50 a gallon to have them spray.
11. **Gates**—They are all on and locked. Some trouble with the lock at the middle gate.

Adjourned: 8:12 PM by common consent.

² With Farrel's death and not knowing if that call was made, Mike Gailey assigned himself to make that call. Farrel and Mike spoke nearly weekly about the Association. The last call from Farrel to Mike was made on Saturday, May 24, 2025. He made no mention of having called Dennis at this point.

³ The work credit event to be held on June 7, 2025 was postponed due to the death and funeral services for Farrel held on June 6, 2025. The roads are great this year.