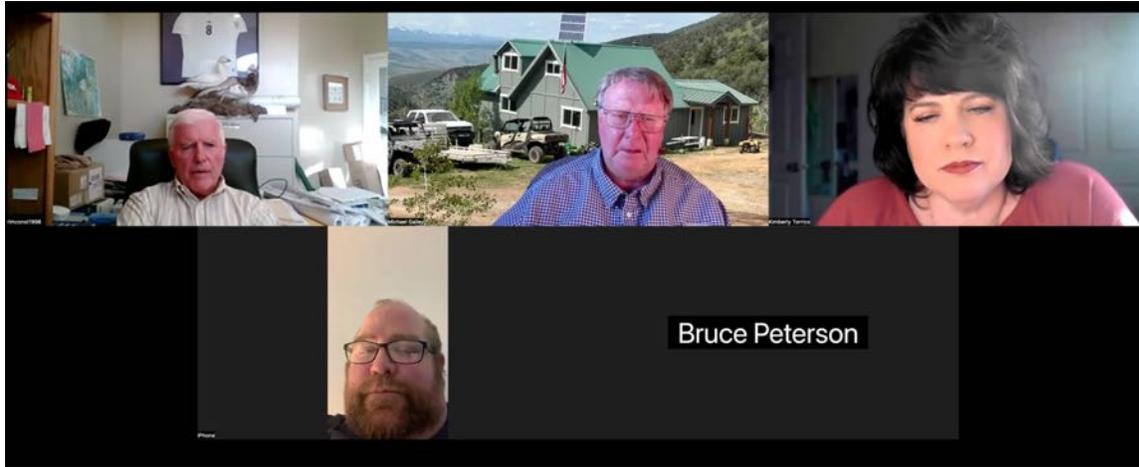


HARDWARE PARK MOUNTAIN ESTATES BOARD MEETING MINUTES

Emergency Board Meeting of the Hardware Park Mountain Estates Board of Directors held on June 11, 2025 due to the death of Farrel Lewis, President of the Association.

This meeting was called by the Secretary of the Association.



Present at the meeting were:

Roger McFarland, Trustee	Kim Torrico, Trustee	Nate Arrioti, Trustee
Bruce Peterson, Trustee	Mike Gailey, Secretary	
Absent	Dennis Kendrick, Trustee	Ron James, Trustee
Rick Patterson, Trustee		

1. **The Naming of a Chairman of the Board**—For expediency Mike Gailey conducted this meeting. With Farrel’s death and Dennis not wishing to function as the chairman, Mike had called the board together in an emergency meeting to establish an interim chair. Mike reviewed the bylaws concerning this issue. Mike declared a quorum present. He asked if anyone present that evening would be willing to accept this assignment. Nate Arrioti said he would be willing to do so. Mike asked if there were others. Seeing none, Mike asked the board to accept Nate by acclamation. This was done. All future meetings until the March general meeting of 2026 will be conducted by Nate.

2. **Emergency Decision of the Board to Blast the Shale Pit**—Currently we are out of shale at the pit. Farrel was working on blasting the pit one more time. When Bruce came onto the Board, Farrel assigned him the Roads and Maintenance Committee. He had assigned Bruce to look for another company to blast the pit. Farrel had not been successful in hiring a blasting company. Bruce presented a bid to the board from Eagle Rock Blasting, Inc. The bid was for \$32,000.00. After some discussion it was determined to move forward on this project this year. A motion was made by Nate to hire Eagle Rock, Inc this year to proceed with the blasting. Roger made a second. The vote was unanimous of those present. Bruce was authorized to sign the contract with Eagle Rock.

Through this discussion we learned from Bruce that Farrel was aware of this proposal before his death.

3. **Discussion on the July 2025 Board Meeting**—Mike asked Nate if he’d like to hold the July Board meeting at the property. Some years, Farrel has opted to do that. After some discussion it was determined not to do so this year and continue meeting by Zoom on the 2nd Thursday in July.

4. **No Meeting Minutes for the March General Meeting**—Kim asked Mike about the fact that there have been no minutes posted for the March general meeting of members. Mike apologized for that. It simply had slipped his mind. Kim volunteered to remedy that situation. Before his death, Farrel had assigned Kim to the Communications Committee.

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5. **Discussion of Farrel’s Contributions to the Association Over the Years**—Bruce mentioned that the roads are so much better because of Farrel influence. He mentioned the new middle gate road. He suggested that we name that road after him. Roger suggested we call it simply, Lewis Road. Mike mentioned that he had spoken with his daughter, Jenny. She said the family will not be selling the property. Mike would like to place a small monument to Farrel mentioning the road at the turnoff to his property. Kim reported that Farrel’s grandson would like to serve on the Board.

6. **Road Committee Work Projects**—Kim asked if there would be Road’s projects this year. Bruce report that there will be. He has been in contact with Clint Gailey, but they decided to wait and schedule anything until this meeting was held. Bruce reported, they will post everything to the Facebook page once he has now met with Clint. Bruce was thinking that they would move the date away from the 4th of July and hold it on the 12th.

7. **The Secretary Continuing**—Roger asked Mike Gailey if he was going to continue to serve with Farrel gone. The answer was yes, but we need to get the next generation of landowners involved. He was encouraging his own sons.

8. **Work on the New Directory**—Kim asked for help in matching lot numbers with the county parcel numbers. After some discussion it was discovered that both HPME lot numbers and parcel numbers are on the current directory.

Adjourned at 7:27 PM



Eagle Rock Blasting, Inc.
255 East Stanley St.
Idaho Falls, ID 83401
T: (208)524-4618 F: (208)535-1079

Estimate

Date: 6/6/25

Project: Hardware Mtn Estates Quarry

Eagle Rock Blasting, Inc. proposes to provide the drilling and blasting for the above-mentioned project, for the following unit prices:

Est. Qty.	Description	Unit	Unit Price	Extended
1	Drill & Blast – Upper bench and access road bench	LS	\$28,000.00	\$28,000.00
1	Mobilization	LS	\$4,000.00	\$4,000.00
				\$32,000.00

Items to be provided by the Contractor:

- Grub, Strip, and Cover for the D&B operations if required by ERB.
- Utility location, identification, relocation and/or outages.
- Provide and distribute 1/2" clean chips for stemming.
- Engineering, staking and quality control.
- Access for equipment, work trucks and personnel.
- Public notices and permits.

Notes:

1. This proposal and its provisions will be incorporated into the subcontract agreement.
2. Excludes liability damage for D&B within 100' of any structure or utility.
3. Excludes handling of oversized rock.
4. Payment Terms: 50% in advance, 50% upon completion.
5. The Contractor shall inform ERB to confer; extra work, back charges, claims, downtime, additional mobs and/or other expenses against ERB by the Contractor and/or others, prior to the work to be performed.
6. This proposal will remain good for your acceptance for 30 days, at which time it will become subject to price changes.

Authorized Signature: _____ Date: _____

Force Majeure:
The parties hereto shall not be liable to the other for any loss, damage, detention, or delay caused directly or indirectly by labor or civic disturbances, accidents, acts of public enemy, embargoes or other governmental acts (including voluntary compliance with governmental requests), delays in or failure to manufacture, transport, deliver or obtain supplies, labor, fuel, power (including) beyond the control of the parties hereto and which occurs or arises under this agreement.