

Board Meeting of the Hardware Park Mountain Estates Board of Directors held on June 10, 2025.



Present at the meeting were:

Nate Arrioti, Chair	Kim Torrico, Trustee	Roger McFarland, Trustee
Bruce Peterson, Trustee	Rick Patterson, Trustee	Ron James, Trustee
Wes Willson, Watermaster		Mike Gailey, Secretary
Absent	Dennis Kendrick, Trustee	Gary Nuffer, Treasurer
		Clint Gailey, Roads Chair

Nate Arrioti, Chairman of the Board, called the meeting to order at 8:05 PM declaring that a quorum was present. Phone calls were made to Dennis Kendrick and Gary Nuffer without success.

- Communication**—Rick Patterson mentioned that he had not seen the notice of the emergency meeting held on July 11, 2025. He is not sure what happened that he didn't see it. He apologized for not having attended the meeting. Nate asked for a motion to accept the minutes of the emergency board meeting held on July 11, 2025, following the death of Farrel Lewis. Kim placed a motion before the board to accept those minutes. A second was made by Ron James. The vote was unanimous. Nate asked Kim to report on the progress with the new landowners' directory. She reported that she is still working on it. She has not gotten great response from the membership to submit current information. She asked the question as to where we wanted to store that information. There was some discussion on not posting the list to the website to protect the privacy of landowners. She asked where the right place was to store that information so that the board has access to that information. Mike reported that all the board members should have access to that Dropbox folder entitled HPME-Online. Mike reported that it probably doesn't matter where it's stored. Dropbox is an older format. Perhaps there are better sites to use. There was no decision made on this point. Mike asked Kim to decide where the Association information is stored and make the board aware and provide access. Mike suggested to Kim that she have a table at the picnic and allow those present to update their information. Mike also suggested that Kim and he divide up the Association and begin to call them. She said that she has done some of that, but folks don't get back with her after leaving a message. Mike reminded the board that one of Farrel's final acts was to assign Kim charge of communication. Kim suggested that she meet with Mike and go over what those entail. She also asked for updated contact information for the board members.
- Financials**—Mike reviewed with the group the financial statement sent by Gary Nuffer:

Hardware Park Mountain Estates Membership Assessments Past Due as of June 30, 2025				
Lot No.'s	Last Name	First Names	Paid	Balance
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		\$6,384
Balance Due				\$8,389

Nate asked Mike to reviewed the financial statement with the group. He mentioned that we have on hand \$35,386.00 for road maintained this year. At our last meeting we approved the expenditure of \$32,000.00 for blasting. We should be able to cover that expense.

With the death of Farrel Lewis, there we some discussion on who should follow up with Sheep Creek Cove. At the meeting no one had contact information of that association. No assignment was made.

Sheep Creek Cove Contact:
Travis McBride
435-881-1026

The group next reviewed those who are past due with the Association. If Don Green remain delinquent, a lien will be placed on their property in September. Richard Olham bought the Fulmer's property, and he is two years behind. His property would also have a lien placed in September. Farrel talked with Gary Tremea, Jr. Tremea said he had already arranged with Gary for repayment. This was a lie. We need to follow up with that situation. Wes assigned himself to contact Jeremy Lewis and see if he can get Gary Tremea's phone number. He said he will also talk to Farrel's wife, Becky. There were no other assignments made.

The financial statement was not accepted by a vote of the Board. This was an error.

3. **Activities**—With both Roger McFarland and Dennis Kendrick missing from the meeting at this point the agenda was set aside, and the Summer Picnic was discussed. Ron reported that everything is going well in the planning of the picnic. It will be August 2, 2025 at noon at the Lockhart's property. The budget that was given to this committee was between \$400 and \$500. They have begun purchasing nonperishable items. There is a sign on the main gate. Roger McFarland joined the group at this point.
4. **Development**—With Roger now with the group a discussion began on development. Mike Gailey mentioned that the Crowther's are beginning to develop their property along Quake Lane. They have a water tank positioned on the road inside of the normal easement. Mike asked Roger if he knew if they had met with the Development Committee. We had an issue of landowners parking cars along Association roads in the past, and we instructed them that all parking of vehicles and trailers needed to be inside of their property lines. The group also discussed the container that is at the East Spring. That container belongs to Blaine Oakeson. Farrel was working with him to get that removed. Nate assigned himself to contact Blaine. Roger was going to have the Development Committee contact the Crowther's about the water tank and their development if there isn't already ongoing contact with them and the committee.
5. **Security, Fire and Emergency Preparedness**—With Dennis not present there was no discussion on this committee's plans or actions.
6. **Roads**—Bruce reported that we have our first work credit roads project on Saturday, July 12, 2025. The group will meet at the Lockhart's at 8:00 AM. Previously it had been announced to begin at noon. A notice

will be placed on the website and on Facebook immediately. Kim would take this assignment. Clint was going to try and be present this evening, but he works extended hours. He has driven the property and has bound a couple of areas that we can focus on. He reported that most of the roads are clear right now. Bruce asked each of the board members present if they still supported blasting this year. As was mentioned earlier it will cost \$32,000.00. There was no disagreement among board members present. Bruce has signed the bid that was sent by the blasting company, [Eagle Rock Blasting, Inc.] The company would like \$16,000.00 down to obtain permits and materials for the blasting. To this point most of the shale has been used on the southwestern association roads. In fairness to landowners on the other side of the mountain, the northeastern landowners we need to make this final effort. Their fees have paid for roadwork elsewhere. We need to focus on the north gate area. Bruce asked about the process to get payment to Eagle Rock Blasting. It was noted that Gary Nuffer is opposing the blasting. After some discussion it was determined that Bruce would email Gary with the request and the address for Eagle Rock Blasting, Inc. Rick along with every member of the board asked that he put in that email that this project has be approval of all but Dennis tonight. Bruce also mentioned that the blasting company has engineered this and many other blasts where the shockwave goes down and not laterally. The blast will be heard far away but will only be felt for a two hundred yards. Mike suggested to the board that we not publicize the blast. The board needs to know, but we want as few onlookers as we can for safety reasons. Bruce mentioned that it would happen midweek when few folks are there. We will place a sign at the gate that the Association will be blasting through the week. This recommendation was made by Kim. Kim asked if there would be more work credit projects this year. Bruce said that the committee has gone through the property with a fine-toothed comb. There may be one the end of August or the first part of September. He was not sure. Rick took just a moment to thank Farrel Lewis for his vision on the roads. Mike asked if he could make a recommendation to the board. He has spoken with the Lewis family, and they will retain the property. In fact, Farrel has a grandson that would like to be part of the association leadership. Mike recommended that the Middle Gate Road be renamed Lewis Road. He would also suggest that the board construct a monument to Farrel and place it on the road as it passes the Lewis property honoring Farrel for his vision on the roads. This suggestion was accepted by all present. Mike was assigned to bring a proposal to the September board meeting.

7. **Hunting**—Rick reported on the progress of issuance of hunting permits. The application period is from June 1st to July 31st. The signs are well at the gates. Kim asked that each member of the board to review post concerning their committees on the website. Rick mentioned that he get most of the applications the last week of July. Bruce mentioned that he had seen antelope at the South Spring. This was unusual.
8. **Health and Water**—Bruce and Rick thanked Wes for his work at the South Spring. That spring has not been as great with flow for years. Nate asked Wes if he'd like to report. Wes' first comments were concerning payment for the flow meters and for parts for the South Spring repair. He has not been able to get Gary to return a call from him. He questioned the \$570 entry for spring repair on the report. He has given Gary and invoice for the flow meters, but still have given him an invoice for the parts to repair the spring. [\$245] He is confused about this entry of \$570 and what it represents. He gave the invoice for the flow meters to Gary's son but hasn't heard from Gary. He won't return calls or respond to any communication from Wes. Mike shared contact information for the Nuffer's with the group. Bruce reported that he has only talked with Dorothy. Wes reported that the flow at Buck's is about 50%. It was suggested that Wes obtain the part and repair the hydrant. All the springs have tested potable this year so far.

9:10 PM Adjournment: Bruce made a motion to adjourn. Rick made a second.