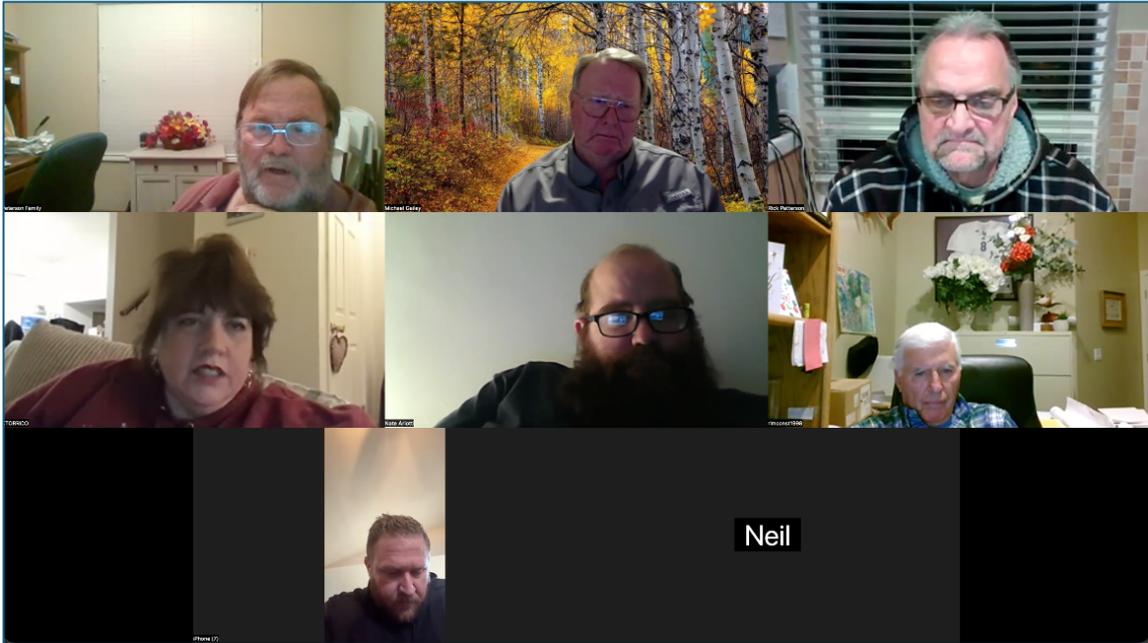


Hardware Park Mountain Estates Minutes

Board Meeting of the Hardware Park Mountain Estates Board of Directors held on January 8, 2026.



Present at the meeting were:

Nate Arrioti, Chair	Rick Patterson, Trustee	Kim Torrico, Trustee
Bruce Peterson, Trustee	Roger McFarland, Trustee	Clint Gailey, Roads Chair
Neil Christensen, Development Chair		Mike Gailey, Secretary
Absent	Dennis Kendrick, Trustee	Ron James, Trustee
	Wes Wilson, Water Master	Gary Nuffer, Treasurer

This Board Meeting was convened at 7:00 PM via Zoom. The board was called to order by the Chair, Nate Arrioti welcoming all to the meeting. [It should be noted that Dennis Kendrick was online for the meeting at about 6:50 PM but could never resolve the issue with his microphone with coaching from Mike Gailey. He signed off about 7:00 PM and never returned.]

1. **Communications**—Nate called for a motion to approve the minutes of the last meeting held on November 13, 2025. After some brief discussion Rick Patterson made a motion to accept the minutes of the November 13, 2025 meeting. Kim Torrico placed a second. The vote was unanimous to approve. Nate asked Kim to report on the progress made on updating the Association directory. She reported that she hasn't made much progress. Members have quit responding to her. She asked that she have a table at the March General Meeting to have members update their information. This was approved by the board without motion. Mike made mention at this point that Roger Howell has sold both of his properties. He was asking \$250,000 a lot. He sold both lots for about that amount of money. The family is from West Jordan. Gary has that information and will share it with Mike soon. The group then began a discussion of elections to be held at the March General Meeting. Mike reported that despite multiple notices on the website and the Facebook page, he has had no response on this issue. At the last meeting Ron James, Roger McFarland and Dennis Kendrick agreed to run again. We still have no takers for the president position. Rick said that he really didn't want to run for president, but if there are no takers he would be willing to place his name in the hat. Nate also was willing to do so but would prefer not to. More discussions on the election occurred later

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in the meeting. At this point the Board moved on to a discussion of the financial statement provided by Gary.

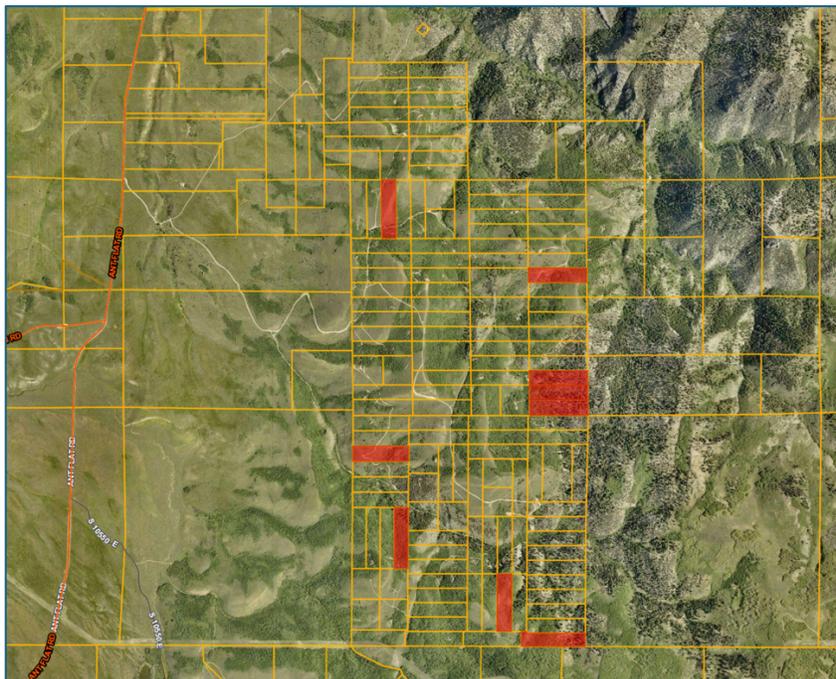
2. Finances—Nate asked the that financial statement be displayed.

HARDWARE PARK MOUNTAIN ESTATES FUND STATEMENT November 30, 2025				
	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	\$ 28,840	\$ 3,800	\$ 28,327	
Keys	\$ 50	\$ 50		
Maps				
Interest & Penalties				
Recovery	\$ 26	\$ 26		
Sub-total of	\$ 28,916	\$ 3,876	\$ 28,327	\$0
Funds Available 101/30/2025	\$ 65,461	\$ 3,876	\$ 37,146	\$27,726
DISBURSEMENTS:				
Board Meeting expense	\$ 270	\$ 270		
Annual Picnic expense	\$ 682	\$ 682		
Roads:				
Grading				
Roads (gravel, shell & etc)	\$ 32,000		\$ 32,000	
Misc. Weed Abatement				
Total Roads	\$ 32,000		\$ 32,000	
Security:				
Deer Hunt	\$ 53	\$ 53		
Gates & Fences				
Signs				
Keys				
Total Security	\$ 53	\$ 53		
Springs:				
Testing				
Bucks Springs	\$ 9	\$ 9		
East Springs				
South Springs	\$ 90	\$ 90		
Water Testing Equip.	\$ 570	\$ 570		
West Springs	\$ 245	\$ 245		
Total Springs	\$ 914	\$ 914		
Taxes:				
State Franchise Fee	\$ 124	\$ 124		
Corp. Registration	\$ 18	\$ 18		
Total Taxes	\$ 142	\$ 142		
Bank Charges				
Postage				
Printing				
Flowers				
Supplies				
D & O Insurance				
Website				
Filing Fees				
Total Funds Disbursements	\$ 33,791	\$ 1,791	\$ 32,000	\$0
ENDING BALANCE as of November 30, 2025	\$ 31,670	\$ 2,085	\$ 5,146	\$27,726
Assets:				
MESCO	\$ 42,278	Rock Screen		\$10,127

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Hardware Park Mountain Estates Membership Assessments Past Due 30-Nov-25				
Lot No.'s	Last Name	First Names	Paid	Balance
36-45	Brueckner	Jared		\$300
25-14;25-15;25-16	Erstrom	Dennis		\$300
36-19	Green	Don		\$600
36-12	Green	Daryl		\$20
25-62	Grover	Dan		\$300
25-03	Hill	Russell		\$300
36-62	Martinez	James		\$160
25-11	Moore	Brett		\$485
Right of passage	Morrell	Jeff		\$320
25-50	Spetzer	Bruce		\$300
36-61	Tremea	Gary		\$6,384
25-25;25-26	West	Carsen		\$300
Total				\$9,769
Note: Interest & penalties are due on past due assessments not paid by September 1st.				

Nate reviewed the financial spreadsheet with the board members present. He asked if there were any new past due accounts. It appeared that some have been removed from this list since our last meeting. Mike mentioned while doing some research for the solution to the Crowther issue, that the Cache County parcel map now has a layer that shows landowners who owe back taxes.



This is a map that is available online showing those of the Association that are not current on taxes. This is the link to that map: <https://qis.cachecounty.gov/Websites/Parcel%20and%20Zoning%20Viewer/>

Kim asked the question: How long before a property is put up for sale to recover back taxes. After a bit it was discovered by Kim, that after four years of failing to pay county taxes, the property can be sold at auction. Rick asked Mike if there is any way that the Association could be notified when a property is being placed for auction because of his experience with government. Mike reported, probably not. The County would make

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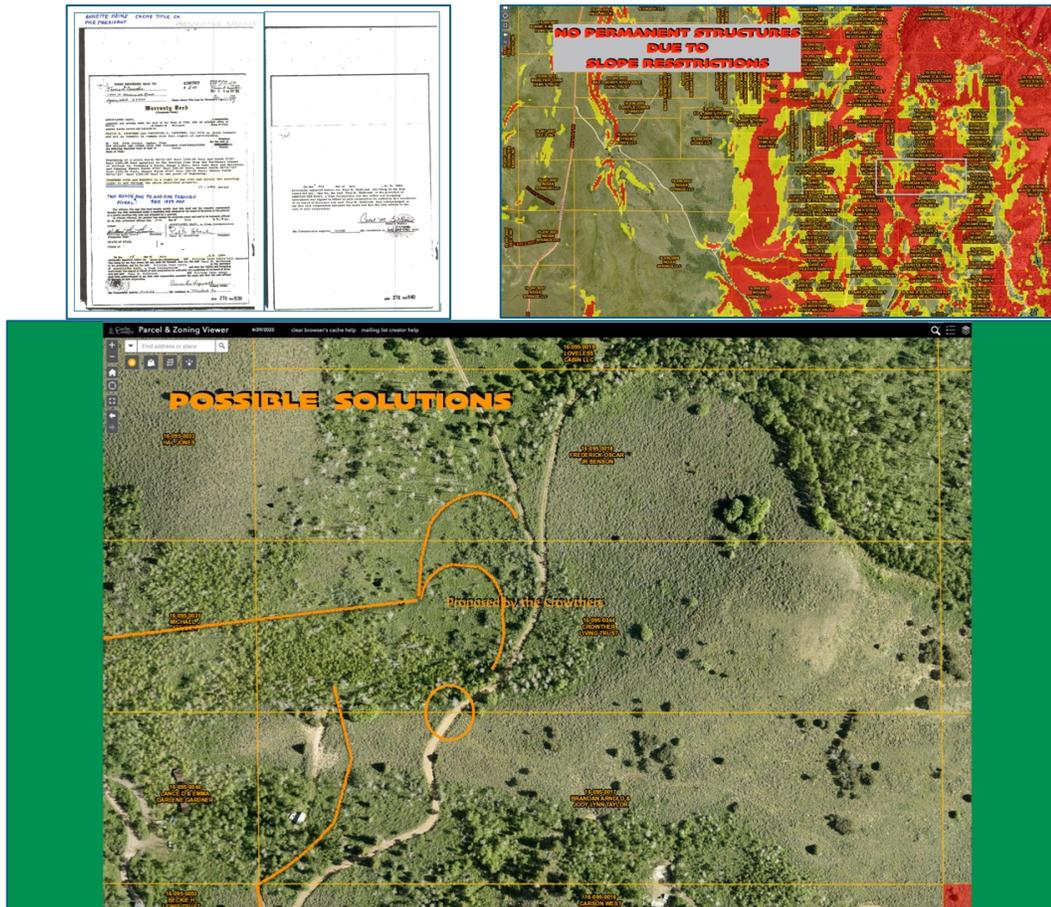
a general announcement, but it would be up to the Association to follow County notices. Rick asked if someone on the board should be assigned to follow this for the Association? Mike agreed to accept the assignment for the present time to follow this issue with landowners and the County. After the meeting Mike researched these names with the County. He will follow up with the Tremea property and see if there are multiple years involved there.

ASSOCIATION MEMBERS DELIQUENT ON LAST YEARS TAXES

JUSTIN D & HELEN GROVER	SHAUN D DIXON	DENNIS C EKSTROM	ELSIE B TREMEA
SHANE G HILL	DON S GREEN	ROGER SEIFERT	

Kim made a motion to accept the financial statement. As second was made by Bruce. The vote was unanimous to approve.

- Development**—Nate lead the board into a lengthy discussion of providing access to the Travis Crowther Property. At some point during this discussion Roger McFarland joined the meeting. He was not present at the beginning of the meeting. Mike asked Nate if he could lead the discussion for a minute with a small presentation that he has prepared. That permission was granted. The following were shared with the group: the Warrantee Deed for the Crowther property, the slope restriction map of the properties involved, and proposal to help the Crowther's to gain access to their property.



Hardware Park Mountain Estates

Minutes

Each of these slides were shared with those participating in the meeting. There was substantial opposition from the Board regarding what the warranty deed actual states about road access. Some on the Board said that the current situation satisfies the statement on the warranty deed. Mike then reviewed the restrictions to constructing a permanent structure by the County because of slope. Both properties concerned have restrictions on permanent structures. Finally, Mike reviewed the possible solutions to the issue. The circle on the map was placed on the map during the meeting to show where Clint Gailey suggested that a new access be granted to the Crowther property off Quakey Lane. The discussion on this issue occupied most of the meeting. Finally, it was decided by those present, Roger McFarland having joined the group by this point, that the Board meeting in May will be held on a Saturday at the Gailey cabin with the entire Board present to evaluate a possible solution to the problem, but with a cap established by the Board on the Association's participation in that project. At this point most on the Board felt like we should provide new access, but there should be some participation by the Crowther's. This will all be determined at the May meeting. It was requested by the Board that Clint Gailey be there with his guidance since his occupation has prepared him best to give counsel to the Board.

There was brief discussion on how to prevent such issues in the future, but Nate asked that we defer further discussion until the May meeting.

4. **Emergency Preparedness/Security**—With Dennis not in the meeting the only discussion here was to relocate the locks so that Gary can have Jay Omsbach rekey the system. There was some discussion as to who has the locks. Bruce reported that he has one. Mike reported that he has two locks that were in Farrel's possession and another lock that was removed by Brandon Taylor when his key got stuck in the lock. After some discussion it was learned that Russ Ridges removed the lock this fall. All were instructed to return them to Gary so that he can have them rekeyed. Nate was going to call Russ and give him that instruction. Bruce will give Gary the lock he has. Mike will do the same with the locks he has.
5. **Activities**—With Ron not present, there was no discussion about the March meeting except to review the date: March 19, 2026 at the Syracuse Community Center. It has been reserved from 6:00 to 8:30 PM.
6. **Roads**—Bruce reported that he and Clint will evaluate the roads in May and come with a proposal at a future meeting.
7. **Hunting**—Rick reviewed the period when permits are issued: June 1st to July 31st. Mike reported that he would place the application for 2026 on the website before the March meeting.
8. **Water/Health**—With Wes absent the Board quickly review tentative repairs to hydrants at the property,
9. **Miscellaneous**—There was further discussion concerning the position of the president of the Association. Both Rick and Nate would prefer not to run but would if needed. After some discussion Mike said he would run but would only serve one term. He would appoint a new secretary to the Association. This was well accepted by the Board.

Adjourned: 8:30 PM