



HEBGEN LAKE ESTATES

PO BOX 638 WEST YELLOWSTONE MT 59758

EMAIL: HLEBOARD@HEBGENLAKEESTATES.ORG

WEBSITE: [HTTPS://HEBGENLAKEESTATES.ORG](https://HEBGENLAKEESTATES.ORG)

Meeting Minutes - Monthly Board Meeting - 05/16/18

Board Members in Attendance (All):

Bob Strand

Cindy Freedman

Russ Mendenhall

Others in Attendance:

None

The regular Board meeting was scheduled for May 8 but was not held due to Russ's absence. Bob and Cindy did meet at the Water and Sewer building that evening, but no board meeting was held. No owners came to the regularly scheduled meeting. No Board actions were taken.

The May meeting was held at Bob Strand's house and commenced at 6:14 PM on May 16, 2018.

Items and Actions

Weeds – Weed control will be executed by the same group that we have successfully used in previous years. It may be a little later this year due to the rains we have had. The same process of putting up signs prior to and during spraying will be used as we did last year. We have hopes that as we get on top of the Kochia that we will be able to reduce the spraying and thus costs in future years.

Mowing Common areas – We are going to experiment this year with mowing one of the common areas to improve appearance and help mitigate weeds. Bob Strand has been doing this on his second lot every other year with good results. We will try it on the common area between Grizzly and Buffalo this year and decide if we want to continue it in other areas next year.

Finances – There has been some misunderstanding as to the history of the finances for the organization including whether we had a large CD of between \$30,000 and \$50,000. If so what happened to the proceeds. At the request of Bob Strand, Peg Mendenhall went through previous years records. She verified that there had been a CD but for the amount of \$3,000 that did expire and appears to have gone back into our accounts. Our accounts have never sustained a level of above \$30,000 as some have thought.

Action: Peg Mendenhall will follow up and document the yearly history of income and expenditures beginning with when the Association was turned over to the Board in 2005.

Signage – The speed limit signs should be up by mid-June. In addition, two signs will be added to the effect that “No hunting is allowed nor harassment of wildlife”.

Action: Bob will complete this project.

Future Planning – Bob is working on developing some thoughts in regard to a comprehensive plan for the neighborhood. As we add more owners having the ability to take advantage of our open spaces would be an advantage. Expect more on this later and at the annual meeting.

Tennis Courts – The tennis courts are a blight to our neighborhood. Previous Boards have shown that the cost to repair them would have been between \$15,000 and \$20,000. Given the cost to repair and the lack of support in the neighborhood to expend what would be most of our reserves the current Board feels we should begin to remove them. As a first step we will attempt to find someone to take the fencing away.

Action: As a starting point Russ will post on Craigslist that the fencing is available.

Covenants – The covenants that we currently operate under were written by the county after they had taken over more than 75% of the property in the subdivision due to delinquent taxes. As such, the covenants have serious flaws, are out of date and can be overly constraining to the Association. The Board is considering taking on the effort to update them with approval of the association.

Action: Russ will propose a process.

Officers – Two of the three serving officers terms are up this year and an election will be held. All those interested please contact any Board member.

Meeting closed at approximately 7:29 PM.

Meeting notes By Russ Mendenhall

Meeting notes approved by the Board on xx/xx/xx via e-mail.