



# HEBGEN LAKE ESTATES

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## Meeting Minutes – Annual Homeowners Meeting – 08/21/18

### Board Members in Attendance (All):

Bob Strand  
Cindy Freedman  
Russ Mendenhall

### Others in Attendance:

Approximately 15 owners attended the meeting besides the Board.

The meeting was held at the Povah Center in West Yellowstone and commenced at 6 PM on August 21, 2018.

## Items Covered and Action Items

The annual meeting commenced at 6:10 PM and was followed by a Special Board meeting to be covered at the end of these notes.

### RID Presentation – (James R. Nickelson, Morrison Maierle)

Jim joined us to give and update on the Rural Improvement District (RID), which is the county’s taxing district responsible for the roads in our HOA. This includes plowing in the winter, grading and oiling in the summer and gravel every 7 years. The Morrison Maierle Firm supports the RID maintenance program operations for county and the HOA. The budget in a capsule for the coming year is as follows:

Snow removal .....	\$26,500
Oiling .....	\$6,000
Grading & Misc.....	\$6,300
County .....	\$500
Morrison Maierle .....	\$800
Miscellaneous .....	\$500
Gravel*.....	<u>\$7,000</u>
Total	\$47,000

\*The total comes to about \$47,000 in annual costs to us per year, but this includes about \$7,000 per year earmarked for gravel that is done every 7 years.

Our assessments on our tax statements are up about 15% this coming year and for the next two years after this one. The assessments have not been growing in the past as there was a large reserve that was being used to pay expenses. Thus the increases that we have been seeing were to bring revenue in line with costs.

A concern was raised that the drainage ditches are getting filled in and in many places no culvert pipe was in place to allow free flow of water where driveways had been placed. It was recommended that the Board take this into consideration when approving new construction. Concern was also expressed that the roads do not have proper crowning and drainage. Jim agreed that a complete assessment of the HOA should be done. This will be done in the fall and a report will be posted on our website.

Flooding – This problem was discussed, during the RID presentation, after the issues we saw this last spring. The problem actually affects many of the homes in the HOA even if they are on higher ground. The general problem is from the melting of snow in the spring finding many routes to each home. The flooding problem in the spring is believed to be from the ponds on the preserve overflowing and running behind the subdivision into the forest and then into the lower part of the subdivision. Unless it can be shown that there was some negligence on the part of either the Forest Service or the Preserve then there is little recourse for the owners and no relief to be provided by the HOA or RID since it is not their responsibility. It was pointed out that the flooding we saw was more common in the past. The RID assessment could provide some best practices that homeowners may use to combat flooding issues.

**Weed Control – (Bob Gotshall)**

Bob joined us to discuss the issue of weeds, Bob is contracted by the HOA to spray the noxious weeds in the subdivision. He pointed out that there has been an evolution of noxious weeds, as defined by the state of Montana, that we have been dealing with. The seeds migrate in and take hold and then we need to deal with them. He is usually able to find the right control spray to use on specific weeds or a group of weeds, but it takes some experimentation to find the right chemicals. The current weed that we are dealing with is Kochia and has been an issue for several years, but progress is being made.

An extra spraying is planned for this fall. The spraying map was discussed, and some individuals are not on it that wish to be. The map can be seen on the web page under the “information banner”. Homeowners were asked to please review the map and send an email to the Board if you want to be added.

**Financials (Cindy Freedman)** – Cindy gave a status of the finances. We started the year \$27,300 and currently have \$31,600 although the year is not complete. Special projects have exceeded our budget while everything else has been under. The most notable special project was the removal of the tennis courts but this also included the cost for the 25 MPH signs.

**Speed Limit (Bob Strand)** – The 25 MPH signs have been posted and the sheriff, city police and state patrol have been informed that it is legally enforceable now. Bob also has a No Hunting sign that will be put up.

**Tennis Courts (Bob Strand)** – Bob led the charge to remove the tennis courts this summer which was completed. The area needs to be reseeded which the next Board will need to deal with.

**Retiring Officers - (Bob Strand)** – Bob informed the audience that the current Board was stepping down after this meeting. He had only found one person to serve on the Board. There were three follow up questions that are worth documenting here.

1. Why do we need the Board was asked? – Russ responded with the point that we all are owners of the common property. Without a Board carrying insurance we would all be at risk to financial liabilities. In addition, there would be no Board to approve plans which would leave us open to unapproved residences and county violations. There are other reasons that were not covered. Vonda, a previous Board president, agreed that it is very important to us all to have a Board.
2. Vonda requested that three Officers remain while she attempted to recruit more individuals for the Board. Bob, Cindy and Russ agreed to stay on for two more months while Vonda worked on recruiting. (NOTE: Bob Strand on the following day submitted his resignation immediate to the end of the week of the meeting.)
3. Simplifying the Board – Russ pointed out that we should move to offload as much from the Board as possible to make it easier to serve. Two action items were taken as follows:
  - a. Hire a property manager to offload the accounting and mailing processes. Russ agreed to work on this.
  - b. This Board has been proactive in accomplishing things but it was suggested that we move back to a caretaker Board. Vonda pointed out that that was the way she ran previous Boards. Russ agreed to work with Vonda and the Board to draft what that would entail.

**Notes –**

1. The meeting ran long and the last three items on the agenda were not covered.
2. The annual meeting adjourned at 8:20 P.M.

## **Meeting Minutes – Special Board Meeting – 08/21/18**

**Board Members in Attendance (All):**

Bob Strand  
Cindy Freedman  
Russ Mendenhall  
Ron Mahtesian

**Others in Attendance:**

None

Special Board Meeting commenced at 8:21 and adjourned at 8:22.

**Election** – Ron Mahtesian was elected to the Board.

Meeting closed at approximately 8:22 PM.

Meeting notes By Russ Mendenhall

Meeting notes approved by the Board on 09/22/2018 via e-mail.