

Hebgen Lake Estates Board

Board Meeting Minutes of July 9, 2019

Minutes capture information from the set agenda created by board President Vonda Laird as shown in the side bar area of next page. Those in attendance were as follows: President Vonda Laird; Vice President Cindy Freedman; Treasurer Ron Mahtesian. New Community Members Randy Jones and Margaret Jones also attended the meeting.

Hebgen Lake Estates Board

Board Meeting Minutes of July 9, 2019

The meeting came to order at 6pm with President Vonda Laird, Vice President Cindy Freedman, Treasurer Ron Mahtesian, and Secretary Margaret Jones in attendance. The June 2019 Board meeting had to be cancelled due to members' absences.

1. Treasurer Report (Ron Mahtesian)

-- Status of Dues:

--- Currently dues are coming in and will be passed on to Debbie Griffin to record and deposit into appropriate account. Further discussion will be had with Debbie Griffin on the process. Debbie provided Ron with the HOA bank balance of \$29,980.21 as of June 30, 2019.

-- Discussion on Debbie Griffin Status:

--- Paid Business Manager for the Hebgen Lake Estates Board. Debbie is new to the board and Ron will communicate updates her on status of dues along with other areas that concern her duties noted from the monthly meeting. The hope is Debbie can make future board meetings.

2. Old Business (Vonda Laird)

-- Projects: Seeding of Old Tennis Court Area

--- The discussion led to agreement of the Fall Time Frame (October) for this to happen after the Vice President (Cindy Freedman) along with the Treasurer talked on past seeding for maximum affect.

-- WSD Test Wells Request

--- The Hebgen Lake Estates Water & Sewer District sent a news letter out with current bills due 31 July 2019 explaining the backup well has shown concentrations of Arsenic above the safe drinking

Meeting agenda

1. Treasurer Report
 - Status of Dues
 - Discussion on Debbie Griffin Status
2. Old Business
 - Projects: Seeding of Old Tennis Court Area
 - ESD Test Wells rqst
 - Coyote Drive Morrison Maierle Suggestions
 - Dust Abatement
 - Weed Control
3. New Business
 - Charles Fleming Request for Deck on Back of House
 - Randal Jones Building Blk 4-Lot 17
 - Yant Block 3-Lot 40
 - Covenants Violations
4. Property Changes
 - Stephen & Carol Agueda Lot 58 / Block3
 - Leonard Tillim Lot 10 / Block 2
 - Michael & Kate Eisele Lot 35 / Block 3
 - David & Dianne Winter Lot 7 / Block 3
 - Ryan Allen Linhart Lot 14 / Block 1
 - David & Ericak Kingston Lot 31 / Block
 - Larry & Susan McCormick Trust Lot 11A / Block 4

water limit and is not useable except in cases of emergency therefore, outlined the two projects to drill another backup well and the costs which can be found on their web site (<http://hebgenwsd.org/>)

-- Coyote Drive- Morrison Maierle Suggestions

--- Committee discussed the storm water concerns and Randy Jones noted to consider talking with the county planning department in Bozeman about (SWPP- Storm Water Pollution Protection) in which the President Vonda Laird has taken to look into.

-- Dust Abatement

-- Weed Control

--- The Vice President Cindy Freedman said she would contact Bob Gotshall of Yellowstone Weed Management and found out after talking with him he would be spraying the week start July 14, 2019. Bob let Cindy know he would put up signs alerting the neighborhood on the days he will spray.

3. New Business (Vonda Laird)

-- Charles Fleming Request for Deck on Back of House

--- The deck type was reviewed by the President, Vice President, and Treasurer and approved by the board.

-- Randal Jones Building Blk 4 – Lot 17

--- The Vice President Cindy Freedman shared the plans with the board and provided the Treasurer with the \$300.00 plans review check. Questions were asked on Randal Jones about the types of material he intends to use and if the color of the home was of neutral tones. After discussions the committee said they would pass the plans onto Charlie who heads of the Architectural Committee then voted Randal Jones as a member of that committee to assist Charlie based on the fact Mr. Jones 40 plus years of dynamic construction knowledge can help with new homes built in the community in the future.

-- Yants Blk 3 – Lot 40

--- Randal Jones informed the board that lot had been surveyed the same day by the county planning department after they surveyed his property for all the proper setbacks to meet the minimum county requirements.

-- Covenants Violations / Concerns

--- The President Vonda Laird brought to the board's attention about a home in the community that had two 5th wheel travel trailers on the lot for an extended period of time yet the covenants only allow for 1 RV/Travel Trailer to be on the property. Not sure who will contact the homeowner to discuss this violation and if they can either move the second trailer to another location.

--- Randal Jones being new to the community noted the Saspers and the Finneys were in clear violations of the covenants with multiple cars and eccentric curios littering their yards. The President Vonda Laird noted these individuals had been contacted in the past, however enforcement was not obtained as the homeowners pushed back and the board does have a standing lawyer however the lawyer has

advised the board the county cannot enforce the covenant requirements due to there is no health violations from these community members at this time.

-- New Secretary Assigned

--- The President Vonda Laird said they were looking for a new Secretary and the new homeowners of Blk 4 – Lot 17 volunteer with Margaret Jones voted in by all board members. Duties of the Secretary were discussed, and Margaret Jones will type up minutes from each meeting then send them to the board members for other input and final wordsmithing before review and approval of the minutes at the next meeting. Margaret Jones will also help with the web site and update the password and she will either send the new password out via email to all board members before the next meeting or provide it at the next meeting.

4. Property Changes (Vonda Laird)

-- Stephen & Carol Agueda Lot 58 / Block 3 (6/28/19 – DEED)

-- Leonard Tillim Lot 10 / Block 2 (6/14/16 – DEED)

-- Michael & Kate Eisele Lot 35 / Block 3 (9/24/ – DEED)

-- David & Dianne Winter Lot 7 / Block 3 (9/7/18 – DEED)

-- Ryan Allen Linhart Lot 14 / Block 1 (3/14/16 – DEED)

-- David & Erica Kingston Lot 31 / Block 3 (3/19/19 – DEED)

-- Larry & Susan McCormick Trust Lot 11A / Block 4 (6/4/19 – DEED)

5. The meeting adjourned at 8pm with the next board meeting set for August 6, 2019 at 6pm to be held at the HLE WSD Building.

6. Review and approve minutes of May 5, 2019 by the Board at this meeting.