



HEBGEN LAKE ESTATES

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Meeting Minutes – Board Meeting – 5/24/20

Board Members in Attendance:

Vonda Laird, President
Cindy Freedman Vice President
Ron Mahtesian, Treasurer (phone)

The meeting was held at the WSD Building at 1:00PM on May 24, 2020.

Items Covered and Action Items

Unfinished & Old Business:

1. **Tennis Court Seeding** – At the last Homeowners' Annual Meeting, discussions ensued over how and when to seed the former tennis court. The lot is approximately 2/3 of an acre and is loaded with weeds. Grass seed has already been bought but efforts so far to dormant seed the area were unsuccessful. President Vonda Laird gave an update at this Board Meeting. Upcoming work will include raking and prep work and seeding to be performed by volunteer homeowners' Jim Laird, John Dodd, and Charles Fleming.
2. **Pool Property** – At the last Homeowners' Annual Meeting, there were discussions about the pool property and Louis Robinson the current owner of the lot. This problem has remained for years without resolution. At this Board meeting, President Vonda Laird gave up-to-date information about efforts to resolve this problem. Taxes owed by the owner now amount to approximately \$130,000. The homeowner next door to the pool has a family and small child. He has since had the pool water drained and has asked contractors for a quote for the demolition of the pool. This homeowner has expressed a desire to purchase the lot if tax liens were dismissed. Vonda will follow up with the County for other options to include an auction sale of the property, dismissing the tax lien, or offsetting the lien against the sales price if the lot sold.
3. **Spring Flooding** – At the last Homeowners' Annual Meeting, President Vonda Laird held talks about the recent Morrison-Maierle report on HLE flooding issues. At this Board meeting, the consensus of the Board was to continue communications with Morrison-Maierle about addressing this problem.
4. **Covenant Changes** - At the last Homeowners' Annual Meeting, President Vonda Laird held discussions about covenant changes from the assembled attendees. At this

meeting, the Board members agreed to review the covenants and select ones we feel we could enlist support from our membership to change. Once these potential covenant changes are identified, the Board will hold further discussions and decide whether to proceed with pursuing the changes. However, Vonda reminded everyone that it takes 75% of the homeowners to approve covenants changes to take effect.

5. **RID Tax Assessment** – At the last Homeowners' Annual Meeting, President Vonda Laird expressed concern about tax assessment increases specifically for the maintenance of our roads and for snowplowing. These services are contracted out by the county to Morrison-Maierle administered as a Rural Improvement District (RID). Accordingly, HLE RID tax assessments are one of the many taxes included in homeowners' annual county property taxes. At this Board meeting, Treasurer Ron Mahtesian agreed to contact James Nickelson, the Morrison-Maierle representative, and request information about HLE funds and expenditures to date.

NEW BUSINESS:

1. **Treasurer's Report** – At the time of this Board Meeting, Treasurer Ron Mahtesian asked to make the following after action report of the financial status of HLE Homeowners Association as follows. Ron reviewed the association's bank reconciliations from January-April 2020. Bank balance was \$34,391.83 as of April 30, 2020. Deposits made amounted to \$5,025; checks disbursed were \$1,024.50 for the year through April 30th.

Status of dues was ascertained from bank reconciliations and from discussions with our Property manager Debbie. Approximately 76 of 104 homeowners who were sent dues notices paid their annual dues to date. However, approximately 28 homeowners have not paid dues yet, and 11 of these homeowners were more than 1-year delinquent with dues. Ron will follow up with Debbie with further updates and actions for collection of dues. A discussion of these late and over 1-year old dues will be brought up at our next Board Meeting.

2. **Sink Hole** – A sink hole has emerged on Moose Drive recently. RID representative James Nickelson consulted with a contractor and agreed with the recommended solution to use pit run to fix the roadway. James said once some additional quotes are received, a contract can be let to fix the roadway. Vonda will follow up with James about repairing the sink hole.
3. **Sasser Property** – Past events have resulted in the former residents currently serving jail sentences. President Vonda Laird will follow up with the County Attorney and Planning Board over the status of their property, taxes due, ownership, and complaints about abandoned cars and trailers. Further discussions to resolve these issues are slated for upcoming Board meetings in 2020.
4. **HLE Water & Sewer District** – Last Fall, Hebgen Lake Estates County Water & Sewer District (Hebgen WSD) started the process of developing a new water supply well to

replace its current backup well due to Arsenic concentrations above the EPA drinking water standard. Hebgen WSD had decided that the preferred site for the new well was the open space located behind Block 1, Lot 17, off Grizzly Bear Loop.

However, recently the Hebgen WSD notified the Board that their preferred site has not yet been approved by the Montana Department of Environmental Quality and there is potential that the production well may need to be located at a higher elevation within the open space. Therefore, the Hebgen WSD has proposed an alternate well site in the open space located behind Block 1, Lot 16, off Grizzly Bear Loop. Before the final site is approved the Hebgen WSD needs to move ahead with communications regarding the appropriate ownership, easements, approvals, etc. upon which the construction of the new well infrastructure will occur. Per Hebgen WSD's notification with the HLE Board, the process could evolve quickly once the final well site is approved and they would like to install the new well this construction season. The final Hebgen WSD document will reflect actual locations as well as language approved by the Hebgen WSD's attorney as agreed to by the HLE Owners' Association. Further discussions about the new well site and its approval will occur in future 2020 Board meetings.

5. **HLE Roads** – Recently our community roadways were graded, and homeowners have reported that the roads are in good condition. Graveling of the roadways was to take place in the summer of 2021 but may be postponed until 2022 to reduce our RID tax assessment increase this year. The Board will hold more discussions at our next meeting.
6. **Weed Management** – As in previous years, the weed spraying map can be found on our Hebgen Lake Estates website under the information menu tab. Areas in green are currently being sprayed for noxious weeds each summer. Accordingly, homeowners can have their lot added or removed from the weed spraying list by e-mailing the Board at hleboard@hebgenlakeestates.org. Vice President Cindy Freedman will follow up with the weed spraying contractor Bob Gottschall to find out about his schedule for spraying this year. Weed spraying costs are estimated at \$5,000 or approximately 50% of HOA's budgeted expenses.
7. **Property Changes** – A Recent sale was reported for the house located on 168 Grizzly Bear Loop along with lot numbers B1 # 15 & 16.
8. **HLE Board** – Maggie Jones recently resigned because of a homeowner's complaint over delays in completing their home building plans. However, the Board agreed that her resignation be withdrawn in lieu of serving a temporary suspension. The Board will follow up with her decision to rejoin the Board soon.

Next HLE Board meeting date – June 16, 2020 @ 5:00pm

Meeting closed at approximately 2:30 PM.