



HEBGEN LAKE ESTATES

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Meeting Minutes – Board Meeting – 6/16/20

Board Members in Attendance:

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

The meeting was held at the Vonda Laird House commencing at 5:10PM

Items Covered and Action Items

Treasurer's Report:

Treasurer Ron Mahtesian reported the financial status of the Hebgen Lake Estates (HLE) Homeowners Association (HOA) as follows. As of May 31, 2020, bank balance was \$37,118.83; deposits amounted to \$2,775; and checks disbursed were \$48. Status of dues was ascertained from bank reconciliations and from discussions with our Property Manager Debbie Griffin. Approximately 28 homeowners have not paid dues yet, and 11 of these homeowners were more than one-year delinquent with dues. We discussed actions to be taken to include sending out a second dues notice for current and delinquent dues and recording liens after notifications and receipt of dues proved unsuccessful. These actions are consistent with existing HLE covenants. Ron will follow up with Debbie with proposed actions for collection of dues.

Chris Kachur of Tri State Excavating recently informed the Board that there was an outstanding 2018 invoice in the amount of \$1,300 for digging a trench to moderate water drainage in our community. President Vonda Laird will contact Morrison-Maierle to determine if this expenditure is covered under our HLE Rural Improvement District (RID) contract for road maintenance. If not, the Board will vote whether to approve payment from HOA proceeds.

Unfinished & Old Business:

1. RID Tax Assessment

At previous Board Meetings, 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. James Nicholson is the Morrison-Maierle representative for administering the services of the HLE RID.

After the last Board meeting, Ron contacted James Nickelson with more cost and budget questions and possible options to reduce upcoming 2021 RID annual tax assessments for HLE homeowners. James responded by sending a draft tax assessment proposal for our RID. The proposal from James showed that snowplowing specifications and contracting standards will remain mostly unchanged, so costs will not increase much from the estimated \$25,000 annually. Other road maintenance costs include dust abatement and miscellaneous expenses which are estimated at \$12,400 annually. Graveling of roadways, last done in 2014 on a 7-year cycle, is currently estimated at \$63,000. James suggested that we could opt to reduce our tax assessment by switching the graveling cycle time from 7-years to 8-years and postponing road graveling until the summer of 2022. This action would result in reducing our 2021 tax assessment increase to 5.8% compared to last year's increase of 18%. The dollar equivalent of the RID tax assessment for homeowners per lot last year was \$293 compared to an estimated cost of \$310 for 2021. The Board will provide input whether to agree with the proposed 2021 RID tax assessment. Vonda mentioned that she would attempt to negotiate a no tax assessment increase for 2021 like she did in a prior year.

At this Board meeting, Ron agreed to contact James Nickelson to request information regarding HLE funds and expenditures to date and to find out how much revenue is collected from our property taxes annually.

2. Pool Property

At several previous Board Meetings, discussions were held about the pool property problem, which has remained for years without resolution. Taxes owed by the owner of record now amount to approximately \$130,000. At this Board meeting, we decided that the Board would make a formal request to the County Compliance Officer for a review of the property. Vonda will communicate to the County our concerns about the property's existing public health and safety issues. Additionally, an effort will be made to have the property condemned. Vonda will pursue other options with the County to include an auction sale of the property, dismissing the tax lien, or offsetting the lien against the sales price if the lot sells.

3. Tennis Court Seeding

Vonda gave an update at this Board Meeting. Prep work, raking and seeding was completed earlier this month by volunteer homeowners' Jim Laird, John Dodd, and Charles Fleming. A special shout-out is well deserved for these residents.

4. Sasser Property

Past events have resulted in the former residents currently serving jail sentences. Vonda 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.

5. 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 is the open space located behind Block 1, Lot 17, off Grizzly Bear Loop.

In May 2020, the Hebgen WSD notified the Board that their preferred site has not yet been approved by the Montana Department of Environmental Quality and 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. 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/HOA. Accordingly, the HLE/HOA owns the community open space and is responsible for its management. Ron will follow up with the Hebgen WSD about the status of potential well sites and easements. Further discussions about the new well site and its approval will occur in future 2020 Board meetings.

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. Additionally, Cindy will provide Bob with the current weed spraying list of lots and ask Bob to post a sign at our community's entrance on the days when weed spraying will occur.

7. Covenant Changes

At previous Board 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. Proper notice, discussions, and voting by homeowners of any proposed changes will be in accordance with existing covenants. One issue brought up by the Board was that of abandoned automobiles, trailers, machinery, building material, etc., left on some homeowner's property for long periods of time in plain view. Ron will review the HLE Zoning Regulations and the MT Junk Vehicle Law and Disposal program and contact the County for its applicability in our community. Additionally, Ron will investigate changing or strengthening covenants that result in a continued spirit of community pride for all homeowners.

8. HLE Roads

Recently our community roadways were graded, and homeowners have reported that the roads are in good condition. Graveling of the roadways was scheduled 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 after we receive requested HLE RID budget and expenditure data from RID representative James Nickelson.

9. HLE Newsletter

At previous Board meetings, Vonda had suggested that it would be a good idea if we could notify homeowners about important issues concerning our community and about decisions the Board has made at their 2020 meetings. Even though Board and Annual Homeowner's Meetings are posted to the HLE website hleboard@hebgenlakeestates.org, the Board believes that the website may be visited only infrequently by our homeowners. Vonda asked for a spreadsheet/listing of homeowner's addresses to notify homeowners of the things going on in the HLE community. At this meeting, we discussed putting out a periodic newsletter in the Spring and Fall that could be provided to homeowners. There is a 2017 EXCEL spreadsheet containing additional homeowner's data that needs updating. Vice President Cindy Freedman agreed to assist Property Manager Debbie Griffin to custom produce a comparable homeowner's file from the current system using QuickBooks. Verification of homeowner's data would be made before sending out any homeowners' notices.

10. Turn Lane (Hwy 191 onto Rainbow Point Road)

Vonda reported that the MT Department of Transportation project is well underway. Work is scheduled to continue through the summer and fall months. Construction when completed will provide for a 90 degree turn lane on the North & South side of Hwy 191 and a straightening out of roadway onto Rainbow Point Road. The existing parking lot will be relocated elsewhere.

11. Tree Cutting/Trimming Project by Forest Service

North Hebgen Multiple Resource Project (Tree Trimming Along Rainbow Point Road) has been approved. The project plan calls for a swath of tree trimming to extend 400 feet on either side of the road. The main purpose of the project is to moderate fire damage and provide a safer evacuation route for our community. It could be several years before this project is completed. President Vonda Laird will make inquiries with the County about when the pavement of Rainbow Point Road will be scheduled. Presumably, it will be after the tree trimming project is completed.

NEW BUSINESS:

1. HLE Board

Secretary Maggie Jones recently resigned because of a homeowner's complaint over delays in completing their home building plans. At this meeting, the Board moved to accept her resignation. Vonda will seek a potential officer replacement with a permanent resident from our community.

2. **Architectural Review Committee**

Committee approved the Christensen's request to replace the siding and windows on their house at 218 Buffalo Drive. Vonda will contact the owners with our approval of their project.

3. **Sink Hole**

A sink hole has emerged on Moose Drive recently. RID representative James Nickelson consulted a contractor and agreed with the recommended solution to use pit run to fix the roadway. Once some quotes are received, the RID will contract to fix the roadway. An estimate from Tri State was received. Vonda will follow up with James about repairing the sink hole. This expenditure will fall under the HLE RID maintenance purview.

4. **Sub - Division Improvements**

The Board discussed seeking input from homeowners for suggested projects of community improvements. The Board members had several ideas for projects such as a kid's playground and a memorial tribute to the late James Alex Hurley relative of the Sasser family. Further discussions will occur in future 2020 Board meetings and at the Homeowners' Annual Meeting later this year. HOA funds will be used for these community improvements on land owned by HOA.

Property Changes:

Recent sales were reported as follows:

Blk. 1 Lot # 15 & 16 from Cooks to Schauerman.

Blk. 3 Lot # 36 from Koleilat to Eisele.

Next HLE Board meeting date – a date in July will be set.

Meeting closed at approximately 7:20 PM.