



HEBGEN LAKE ESTATES

PO BOX 638 WEST YELLOWSTONE MT 59758

EMAIL: HLEBOARD@HEBGENLAKEESTATES.ORG

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

Homeowners Association Pre-Season Discussion

April 25, 2020

Attendees:

President: Vonda Laird (Attended)
Vice President: Cindy Freeman (Not Present)
Treasurer: Ron Mahtesian (Via Telecon)
Secretary: Maggie Jones (Attended)
Property Manager: Debbie Griffin (Not Present)

This discussion between the board members re-visited the October 2019 Annual Meeting to ensure our focus this year would be on those subjects our homeowners discussed and wanted to participate in. We also discussed the HOA Dues and where we stand based on the input from our business manager along with the current situation of the Sasser's and how it will affect their property within our association.

HOA FEES: Debbie Griffin sent text updating the status of the HOA FEES for 2020 as of April 25, 2020:

- Approximately 48 property owners have paid their HOA Dues for 2020
- Approximately *59 property owners still must pay their HOA Dues for 2020

*Of the 59, there are 13 or more property owners who are more than 1- year delinquent.

Based on the current economic impact on our country from the unemployment due to the COVID-19 virus, we will do all we can to work with our homeowners to pay their HOA Dues.

The way forward for 2020 based on the October 2019 Annual Meeting Focus Group Discussion

RID TAX: (Ron Mahtesian, Peggy Mendenhall, and Karrie Taggart)

- Ron will lead this focus group. Indication according to Ron is the RID will go up 15% and the group will work to find out why it is so high for our area as it seems to be excessive. It seems as of our monies just sit in the RID account to accumulate. We know our RID is used for 1) Snow Removal, and 2) Road resurfacing every 7 years.

POOL PROPERTY: (Vonda Laird)

- Vonda will lead this focus group. Milan lives next to the pool and Vonda will contact him to talk a bit about it. The possibility of the HLE HOA purchasing the property for \$1.00.



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- from the county is a discussion Vonda will have with the Gallatin County Officials. If we can do this purchase maybe we can get a sump pump and get the water out, demolish the concrete and plastic, fill it in, then resell it.

SPRING FLOODING: (Steve Shealey and John Dodd)

- Vonda will email Steve and John about this focus group. It is possible that Moore may be interested in being part of this group also.

TENNIS COURT SEEDING: (Jim Laird, Charles Fleming, and John Dodd)

- Vonda will ask Charles Flemming to head this focus group. Vonda has the seed to give to them.

COVENANT (BY-LAW) CHANGES: (Ron Mahtesian and Maggie Jones)

- Ron Mahtesian and Maggie Jones will work in concert on this focus group. Vonda Laird will send the changes to the Covenants/By-Laws to both Ron and Maggie to review and work towards incorporating some thoughts for the property owners to consider either before the 2020 annual meeting or at the 2020 annual meeting. The HLE HOA board will work through those changes that look emergent before including the property owners to vote them in depending on if it is one or more.
- Some of the biggest complaints from last year's annual meeting surround abandon vehicles and trailers on lots.

SASSER'S PROPERTY: (Vonda Laird)

- Based on the fact the primary owners will no longer live in the home since they are incarcerated Vonda will talk with the County Attorney's Office about what the future of the property looks like. It has several cars, trailers, and snowmobiles on the property that makes it and the surrounding area look trashy.

With the board having a way forward to serve the HLE community the first meeting will be sometime in May 2020.