



## HEBGEN LAKE ESTATES

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### **Meeting Minutes – Board Meeting – 8/07/20**

#### **Board Members in Attendance:**

Vonda Laird, President  
Cindy Freedman Vice President  
Ron Mahtesian, Treasurer

The meeting was held via telephone with all participants and commenced at 2:10 pm.

#### **Items Covered and Action Items**

##### **Minutes of the Board Meeting on 6-16-2020**

**Motion** to approve the minutes of the 06-16-2020 meeting was **unanimously approved**.

##### **Treasurer's Report**

Treasurer Ron Mahtesian reported the financial status of the Hebgen Lake Estates (HLE) Homeowners Association (HOA) as follows. As of June 30, 2020, bank balance was \$37,568.83; deposits amounted to \$450; and checks disbursed were \$0.00. Status of dues was ascertained from bank reconciliations and from discussions with our Property Manager Debbie Griffin. As previously reported, some homeowners have not paid dues for the current year, and some homeowners are more than one-year delinquent with dues. The Board discussed appropriate actions to be taken to include sending out a second dues notice for delinquent dues. As of June 30, 2020, 5 more homeowners paid their dues for the current year. Ron will follow up with the Property Manager to determine the current number of delinquent dues and proposed collection actions of dues. If these actions prove to be unsuccessful, then the Board will decide whether to send out demand letters and, if applicable, pursue recording of liens on properties of delinquent homeowners. These actions are consistent with existing HLE covenants, 11. Enforcement A, B and D (2).

##### **Outstanding Invoice**

Previously, Chris Kachur of Tri State Excavating 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 contacted James Nickelson, Morrison-Maierle Rural Improvement District (RID) Representative, who said that this expenditure is not covered under our HLE RID contract for road maintenance. However, James agreed to split the invoice amount with the HLE HOA.

**Motion** to approve the payment of \$650 from HOA proceeds was **unanimously approved**.

## **Unfinished & Old Business**

### **1. RID Tax Assessment**

At previous Board Meetings, Vonda 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. Vonda held discussions with James and was able to reach an agreement to have zero tax assessment increase for 2020 at average cost per lot of \$292.61. Accordingly, the graveling of roads will be done in 2021 and the next gravel application will be scheduled for 2028. The Tax Assessment for 2021 will be at average cost per lot of \$294.59 – up \$1.98 or 0.7%.

### **2. Pool Property**

At several previous Board Meetings, discussions were held about the pool property, which has remained a problem for several years without resolution. Taxes owed by the owner of record now amount to approximately \$130,000. At this Board meeting, Vonda reported that she filed a complaint with the County Commissioner regarding the continuing degrading, safety, and health conditions of the pool. The County Commissioner agreed to take some action and is considering foreclosing on the property and putting it up for an auction sale. Vonda will follow-up on any actions taken by the county.

### **3. 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.

### **4. Hebgen Lake Estates County Water & Sewer District**

Last Fall, Hebgen Lake Estates County Water & Sewer District (HLE/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. HLE/WSD decided that the preferred site for the new well is the open space located behind Block 1, Lot 17, off of Grizzly Bear Loop. The owners of Block 1, Lot 17 are currently in negotiations with HLE/WSD for a temporary construction easement and a permanent utility easement on their property that borders Block 1, Lot 16.

The HLE/WSD has notified the Board that their preferred well site has not yet been approved by the Montana Department of Environmental Quality. The final HLE/WSD document will reflect actual locations as well as language approved by the Hebgen WSD's attorney as agreed to by the HLE/ HOA. Our HOA owns the community open space and is responsible for its management. Further discussions about the new well site and its approval will occur in future 2020/2021 Board meetings.

## **5. 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 emailing the Board at [hleboard@hebgenlakeestates.org](mailto:hleboard@hebgenlakeestates.org). Vice President Cindy Freedman reported that the weed spraying contractor Bob Gottschall sprayed in July and is scheduled to spray again in August. Additionally, Cindy provided Bob with the current weed spraying list of lots and asked Bob to post a sign at our community's entrance on the days when weed spraying occurs. Also, Cindy will follow up with Bob about spraying the influx of toad flax, foxtail, and other noxious weeds requiring different chemical spraying components.

## **6. Covenant Changes**

At a previous Board Meeting, the Board members agreed to review the covenants and select ones that may have support from our membership to change. Once these covenants are identified, the Board will hold further discussions and decide whether to proceed with pursuing any changes. However, the Board emphasized that it currently takes 75% of the homeowners to approve covenant changes. Proper notice, discussions, and voting by homeowners of any proposed changes will be in accordance 13. A (1) of HLE covenants. Once covenant changes are developed, they will be communicated to homeowners for voting.

## **7. Sink Hole**

As previously reported, a sink hole has emerged on Moose Drive. RID representative James Nickelson consulted a contractor and agreed with the recommended solution to use pit run to fix the roadway. Tri State submitted a quote, and the road work repair is scheduled for mid-August.

## **8. HLE Board Notifications**

At previous Board meetings, Vonda suggested that it would be a good idea if we could notify homeowners about important issues concerning our community and about decisions the Board makes at their meetings. Even though Board and Annual Homeowner's Meetings are posted to the HLE website [hleboard@hebgenlakeestates.org](mailto:hleboard@hebgenlakeestates.org), the Board believes that the website may be visited only infrequently by our homeowners. Vonda asked that a listing of homeowners' physical and email addresses be updated and maintained. At this meeting, we discussed ways of compiling/updating homeowners' physical and email addresses. The Board acknowledged that one opportunity to obtain this information is when our association sends out Annual Meeting notices to homeowners. Another way is having homeowners provide this information when attending in-person annual meetings. Another way is to request this information when we send out invoices for homeowners' dues.

## **9. Turn Lane (Hwy 191 onto Rainbow Point Road)**

Vonda reported on the status of the MT Department of Transportation project. Work is completed which provides motorists with a 90 degree turn lane on the north-bound side of Hwy 191 into Rainbow Point Road. Also, the work to move the parking lot from the south side of Rainbow Point Road to the north side of Rainbow Point road was completed.

## **10. 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 may be several years before this project is completed. Vonda will continue her inquiries with the County about the timeframe for the pavement of Rainbow Point Road. Presumably, it will be after the tree trimming project is completed.

## **NEW BUSINESS**

### **11. HLE Board Vacancies**

Several Board positions are vacant or soon to become vacant. Any homeowner interested in serving on the Board can contact Vonda or send name(s) of candidates for consideration via email to the Board at [hleboard@hebggenlakeestates.org](mailto:hleboard@hebggenlakeestates.org). Submission of candidates' names should be provided to the Board prior to the Annual Meeting notice mailings.

### **12. Homeowners Annual Meeting**

The 2020 HLE Homeowners' Association Annual Meeting will not be held on in-person this year due to safety and health concerns during the COVID-19 pandemic. Instead, a 2020 report of highlights of Board decisions and actions taken will be mailed to homeowners. Vonda and Cindy will identify selective decisions and actions taken by the Board, and Ron will provide a more detailed narrative. No date has been set for the mailing of the Annual Homeowners notice but a mid-September/October timeframe is anticipated.

### **13. Architectural Review Committee (ARC)**

ARC Committee is reviewing the Orseni building plans for compliance with our covenants and is pending their initial approval.

### **14. PROPERTY CHANGES:**

Recent property changes were reported as follows:

- BLK. 2 LOT 21 – Ron & Amy Orseni
- BLK. 3 LOT 39 – Keith & Lynnae Bast (Sale Pending)
- BLK. 1 LOT 28 – Penny Myers (Pending)
- BLK. 3 LOT 20 - Lawrence & Patti Adams
- BLK. 2 LOT 8 – Blue Heron Design Building, INC.

## **15. Other Board Actions:**

### **Short Term Rental Complaint Filed:**

Two neighbors complained about 41 S. Coyote Drive property owners advertising for and renting out space in their driveway/lot to trailers/campers. Per HLE/HOA covenants 1. A. Residential Lots (3), no business may be conducted on a residential lot. A formal complaint has been filed with the County Code Compliance Officer.

### **Request for Board Approval:**

Jeff Boyle, property owner at 11 Lariat Loop requested Board approval for an upgrade to the existing septic system. HLE/WSD service is not available off our subdivision where the property is located. The Board approved his request.

**Next HLE Board meeting date** – a date has not been set.

Meeting closed at approximately 3:20 pm.