



## HEBGEN LAKE ESTATES

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### **Meeting Minutes – Board Meeting – 10/09/20**

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

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

The meeting commenced at 6:09 P.M.

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

##### **Minutes of the Board Meeting on 8-09-2020**

**Motion** to approve the minutes of the 08-09-2020 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 August 31, 2020, bank balance was \$36,522.83; deposits amounted to \$150; 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. Ron will follow up with Debbie Griffin, Property Manager to provide these aged dues listings to the Board. Our HLE Covenants state that dues assessments become due thirty (30) days after the date of mailing. Furthermore, By-Laws state that the Association has the authority to impose reasonable charges for interest and penalties for overdue payments.

The Board voted unanimously to implement the following policies:

- Those homeowners with unpaid dues in the current year, will become delinquent 90 days after invoices are mailed. Demand letters will be sent out stating that interest of one- and one-half percent (1 ½ %) will be further assessed monthly on outstanding dues balances.
- Those homeowners with unpaid dues in prior years are deemed already delinquent. A demand letter will serve as notice stating that interest of 1 ½ % will accrue on the unpaid balance beginning 30 days from the date invoices are mailed. Homeowners' failure to pay their dues will further result in a lien being filed against their property. These demand letters will include the following statement: "persons having a lien on their lots are not considered association members and do not longer have voting rights" in accordance with our By-Laws.

- Homeowners' having financial difficulties may request from the Board a mutually approved repayment plan to pay their dues.
- Annual dues invoices usually sent out in the first quarter of the year will state that dues are payable thirty (30) days after the date of mailing. And that interest of 1 ½ % will be further assessed monthly on outstanding dues balances. Moreover, the annual dues invoices will require homeowners to submit the following information to be returned with payment. Owner name(s), Block Number/Lot number(s), HLE property address, mailing address, email address, and phone number. This contact information will give the Board the ability to notify homeowners about important community issues such as health, safety, COVID-19, and fire concerns and about important decisions the Board has made at their meetings.

## **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. At this meeting, the Board voted unanimously to approve payment to Chris in the amount of \$650.

## **Unfinished & Old Business**

### **1. Annual Meeting of the Homeowners Association**

Because of the Coronavirus Pandemic, organizations throughout the country have been closing community meeting areas and similar gathering places to avoid crowded places that could contribute to the contagion's spread from person to persons. Our HLE/HOA is no different, and we are also following these precautionary guidelines especially for our annual meeting usually held indoors.

The Board voted unanimously to:

- Not hold the annual meeting at the Povah Center this October. Instead, the annual meeting will be postponed to a future date. This meeting will be either at a physical location or held using virtual electronic methods.
- Mail to homeowners an Annual Report of Board Actions and Pending Projects together with an Annual Income Statement as of September 30, 2020.
- Also, mail a ballot (included with the Annual Report mailing) asking homeowners to vote their approval/disapproval of a request by the Hebgen Water & Sewer District (WSD) for easements located within HOA open space to complete a new water back up supply well.

- Provide homeowners with self-addressed envelopes to mail back their completed ballots. Homeowners who return their ballots will have their names entered into a random drawing for three prizes of \$75 each to offset their next annual dues payment.
- Upon receipt of ballots, the Board will tally the responses and communicate the voting results to homeowners and the WSD. In consultation with the HOA attorney, a 51% majority of homeowners must approve the open space easements.
- If deemed necessary, an engineer will be employed to review the specified area of the surveyed open space land requested for easements by WSD. Also, our association's attorney will be retained to review the final WSD easement agreement.

## **2. Hebgen Lake Estates County Water & Sewer District (WSD)**

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 Grizzly Bear Loop. The HLE Board is currently in negotiations with the WSD over the granting of four permanent easements for a water supply well, water line and control infrastructure, maintenance, and well control zone, and a temporary construction easement for the new back up well.

Eventually, the new water supply well will be connected to the existing water main located under Grizzly Bear Loop. Therefore, the property owners of Block 1, Lot 17 are currently in negotiations with HLE/WSD for a temporary construction easement and a permanent utility easement that would result in completion and operation of the new water supply well. WSD will assess homeowners an extra monthly charge estimated at \$21 over and above their regular monthly service charge. WSD further estimates that the assessment will continue for 20 years throughout the repayment term of the loan.

## **3. 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. Previously Vonda filed a complaint with the County Compliance Officer regarding the continuing degrading, safety, and health conditions of the pool. This was found to be an invalid complaint and no action was taken. However, the County Commissioner is looking into foreclosing on the property and putting it up for an auction sale. Vonda will follow-up on any actions taken by the county.

## **4. Sasser Property**

Past events have resulted in the former residents currently serving jail sentences. Vonda will follow up with the County Attorney and Mortgage Company over the status of their property, taxes due, and ownership. Further discussions to resolve these issues are slated for upcoming 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). Our weed spraying contractor Bob Gottschall sprayed in July and August. His bills for \$1,308 and \$2,981.05 have been received and the Board unanimously approved their payments.

## **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. The Board has decided to postpone any proposed covenant changes to next year.

## **7. HLE Board Notifications**

At this meeting, the Board voted unanimously to require current homeowner information on their return ballots when voting on measures and on dues invoices when paying annual dues. This contact information will give the Board the ability to notify homeowners about important community issues such as health, safety, COVID-19, and fire concerns and about important decisions made at meetings by the Board. In the future, homeowners could be notified by email of upcoming HLE Board elections, potential Covenant and By-Law changes, and then opt to vote by emailing the Board at [hleboard@hebgenlakeestates.org](mailto:hleboard@hebgenlakeestates.org).

## **NEW BUSINESS**

### **8. HLE Board Vacancies**

Several Board positions are vacant or soon to become vacant. Any homeowner interested in serving on the Board can contact Vonda by sending name(s) of candidates for consideration via email to the Board at [hleboard@hebgenlakeestates.org](mailto:hleboard@hebgenlakeestates.org) or call (406) 579-1032.

### **9. HLE Website and Email Account**

The Board was reminded to change the password for access to the HLE website and email account. Ron will follow up with the website support team for help with password changes. Vonda is responsible for accessing and answering HLE emails. The Property Manager is responsible for posting meetings and changes/updates to the HLE website. The Board designated Ron to have website access as well.

## **10. Other Board Actions**

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

The Freemans, property owner at 255 Buffalo Drive requested Board approval for an in-ground pole structure system to support a woodshed. Vonda approved their request.

**Next HLE Board meeting date** – a date later in October or sooner as needed.

Meeting closed at approximately 8:09 pm.