



HEBGEN LAKE ESTATES

PO BOX 638 WEST YELLOWSTONE MT 59758

EMAIL: HLEBOARD@HEBGENLAKEESTATES.ORG

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

Meeting Minutes – Board Meeting – 07/11/21

Board Members in Attendance:

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

Agenda Items Covered and Action Items

Treasurer's Report

The Treasurer, Ron Mahtesian, reported the financial status of the Hebgen Lake Estates (HLE) Homeowners Association (HOA) as follows. As of May 31, 2021, the bank balance was \$38,767.

Ron will prepare a 2021 Budget report for Board approval at the next Board meeting. Ron will also update the Financial Section of the HLE website to include the posting of the Annual Budget with estimated annual income minus estimated annual expenses netting anticipated end of year homeowners' fund balance. Additionally, Ron will complete an update of prior fiscal year reports of expenses by category. Both reports will soon be posted and available for homeowners to view under the Financial Section of the HLE website.

Status of collection of dues was discussed based on delinquent dues collection reports prepared by our Property Manager Debbie Griffin in both 2020 and 2021. This year, like last year, our HOA continues to have a dues collection problem. Some homeowners have not paid dues for the current year, and more repeat homeowners continue not to pay their dues from prior years. Last year delinquent dues amounted to over \$3,000 and now they total over \$4,300.

In October 2020, the Board approved an action plan to improve our collection policy for dues in arrears. Ron began to research MT state guidance and similar HOA policies that address collection of dues in arrears. He has drafted collection policies and procedures. The Board will discuss this draft at the next meeting in August. Then the Board will finalize and implement new policies and procedures to improve our collection efforts. Our HLE Covenants state that dues assessments become due thirty (30) days after the date of mailing. Furthermore, our By-Laws state that the Association has the authority to impose reasonable charges of interest and penalties for overdue payments. These additional charges will be included in future demand letters sent out to homeowners with delinquent dues. Furthermore, homeowners with delinquent dues are not members in good standing and could be denied voting privileges and other benefits such as weed spraying paid for by homeowners' dues.

Unfinished & Old Business

1. Weed Management

Our weed control contractor will begin spraying weeds in our community around the middle of July. 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. However, the weed spraying map was programmed by a former HOA president, and the Board presently cannot update the map. In the meantime, the Board will communicate any weed spraying changes to the weed control contractor. The Vice President, Cindy Freedman, will attempt to rectify this problem.

2. Community Roads

Last month, dust abatement was performed on our community roads. Next year our roads are scheduled to be graveled. Snow plowing this past winter resulted in some damage to property owners and a community street signs. The contractor has agreed to correct the damages. The President, Vonda Laird, will follow up with the contractor and our Rural Improvement District representative to ensure that the contractor fulfills his promises to correct the damages.

3. Pool Property

At several previous Board Meetings, discussions were held about the pool property, which has remained a problem for many years without resolution. Taxes owed by the owner of record now amount to approximately \$130,000. Recently, the owner expressed a preference to deed the property to our HOA. The County Treasurer is requesting that the County Commissioners excuse all but the last five years of taxes (approximately \$6,850) per MT State Law. If deeded to the HOA, the pool lot would be sold at market value. Vonda is seeking legal advice from the HOA attorney and the Board will have further discussions with the County. Further Board discussions will be scheduled to determine how the expenditure for the pool property can be made in accordance with our covenants.

4. Hebgen Lake Estates County Water & Sewer District (WSD)

Last year, WSD started the process of developing a new water supply well to replace the current backup well, which has arsenic concentrations above the EPA drinking water standard. WSD decided that the preferred site for the new well would be located on the HOA's open space behind Block 1, Lot 17, on Grizzly Bear Loop. The HLE /HOA Board completed its negotiations with the WSD last October and granted four permanent easements for a water supply well, water line and control infrastructure, maintenance, and well control zone, and a temporary construction easement for construction of the new back up well. This year, WSD installed the new backup well and will begin testing the well this summer. The final phase of the project will involve the connection of the new backup well to the water main under the road (Grizzly Bear Loop) and installation of electric controls and power to the new well. Per the WSD, the construction of this final phase will require partial closure of Grizzly Bear Loop when the new pipe is connected to the water main in the road. However, all residents will be able to access their homes. Some may have to enter Grizzly Bear Loop from the north side.

WSD Board is proposing to assess homeowners an extra monthly charge of \$23.50 for Vacant Equivalent Dwelling Units (EDU) and \$29.00 for Occupied EDU's over and above their regular monthly water service charge for the new supply well. WSD further estimates that the assessment will continue for 20 years throughout the repayment term of the loan. For more detailed information homeowners can access the WSD's web site at www.hebgenwsd.org.

5. Recruiting Board Replacements and Committee Members

Several Board positions are vacant or soon to become vacant. Any homeowner interested in serving on the Board as an officer can contact Vonda or send name(s) of candidates for consideration via email to the Board at hleboard@hebgenlakeestates.org or call Vonda Laird at (406) 579-1032.

New Business

1. Annual Meeting of the Homeowners Association

The Board is preparing to hold the annual meeting this September. The date for the annual meeting is set for September 2, 2021, at 6:30 p.m. at the Povah Center, West Yellowstone, MT. If needed, a back-up date is set for September 30, 2021. Vonda will request that Debbie arrange the scheduling of the annual meeting. Upon determining availability, the exact date will be reported in notice of annual meeting. An agenda for the annual meeting will be prepared and included with the annual meeting notice. Ron will prepare the annual notification, proxies, and meeting agenda items, and coordinate efforts with Debbie to meet covenant requirements of sending out annual meeting documents at least 10-days before the annual meeting date.

Per HLE By-Laws, one opportunity to elect Board positions is at the annual meeting. We anticipate that homeowners who attend the annual meeting will vote for Board and possibly Committee positions. When voting concludes, the Board will then tally the results and communicate the voting results to homeowners. Per HOA Covenants, a 51% majority of homeowners must approve Board positions.

2. Notifying Homeowners Using Secure & Confidential Email Service

Vonda recommended that the Constant Contact email application be used to facilitate our communications with homeowners. According to Vonda, the HOA currently has approximately 50% of our homeowners' email addresses. Vonda asked Ron to investigate the benefits of using Constant Contact. The Board expects that its use would provide a discreet and secure method to reach a larger audience of homeowners and would be more efficient and cost effective. The HOA would be able to save money on the printing, mailing, and postage of periodic notices/invoices, and related Property Manager's time charges for completing these tasks.

3. Next Board Meeting

Our next Board Meeting is being planned for the third week in August 2021.

The meeting commenced at 6:05 p.m. and closed at 7:55 p.m. on July 11, 2021.