



HEBGEN LAKE ESTATES

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Meeting Minutes – Board Meeting – 09/06/21

Board Members in Attendance:

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

The meeting was held at the home of Vonda Laird from 11:05 A.M. to 12:54 P.M.

Agenda Items Covered and Action Items

The minutes of the last Board Meeting held on July 11, 2021, were approved by the Board.

Treasurer's Report

The Treasurer, Ron Mahtesian, reported the financial status of the Hebgen Lake Estates (HLE) Homeowners Association (HOA) as follows. As of July 31, 2021, the beginning bank balance was \$37,929.83, without the addition of any deposits, minus total disbursements of \$99.00 leaving an ending bank balance of \$37,830.83.

Ron reported that he has requested August's bank reconciliations from the Property Manager. When received, Ron will prepare the Annual Income Statement as of September 30, 2021, for the upcoming HOA annual meeting. Ron will also prepare a 2022 Budget report for Board approval at our next Board meeting. Ron further alerted the Property Manager to be prepared to mail out an annual meeting notice and agenda items to all homeowners no later than September 14, 2021. It was further decided that Ron would post the Annual Income Statement to the HLE website, and that Vonda would send it out via the Constant Contact application to those homeowners who have provided their email addresses to the Board.

Ron has requested an updated listing of delinquent dues from the Property Manager. The Board will discuss what actions to take at the next Board meeting. Ron recommended that the dues invoicing process should start in January every year per our covenant requirements. The Board agreed that the Property Manager should plan for this process to be timely accomplished.

Unfinished & Old Business

1. Weed Management

It was reported by many homeowners that the weed control contractor was late and ineffective with spraying noxious weeds this year. Nevertheless, the contractor performed weed spraying services in July and the Board agreed to pay his last bill of \$1,767. However, Cindy will contact the contractor to establish an annual spraying schedule in the HLE.

Our community weed spraying map on the HLE website continues to be problematic. It is difficult to update homeowners' requests for changes to the map. In the meantime, the Board will communicate any requested weed spraying changes to the weed control contractor that the Board receives from homeowners. Cindy will attempt to rectify the problem with the map in consultation with a computer science associate.

2. Community Roads

Last month, road grading 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 sign. Vonda met with the contractor who has since corrected all damages. Vonda's previous discussions with the Hebgen Lake Estates (HLE) Gallatin County Rural Improvement District (RID) personnel resulted in a proposed increase of only \$1.98 to the average cost per homeowners' lot for FY 2021. The HLE/RID is responsible for maintaining our subdivision roads and for snow removal.

Ron reported that some homeowners have complained about the Yellowstone Ranch Preserve (YRP) activities that involve a second year of continued digging and moving dirt bordering our community. It is unclear whether the YRP's dirt road that borders our community is temporary or permanent. There are over 40 homes that border the YRP. Many of them are experiencing the ill effects of dust from the constant heavy earth moving construction equipment and truck traffic along the dirt road. As a result, affected homeowners are not fully able to enjoy the use of their decks and back yards since the YRP is not providing adequate dust abatement. Additionally, bison which migrate and give birth in our community may be adversely affected by the YRP's continued construction activities. Ron talked to an official at the Gallatin Valley Land Trust whose mission is to maintain open spaces and protect wildlife in our county. The official who consults with the YRP would not comment or answer questions about any of the YRP's current development activities. The official told Ron in general terms that the YRP was authorized to develop 10 homes on their property. Ron plans to contact the Gallatin County official who approves land use permits to ascertain the YRP's development plans as well as the Buffalo Field Campaign who monitors and protects our community bison herd.

3. Pool Property

Vonda has continued her discussions with the County Treasurer concerning the HOA acquiring the pool property for all but the last five years of taxes (approximately \$6,850). If decided to the HOA, the pool lot could be sold for more than the back taxes providing extra funds for use in our community.

Further Board discussions will 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)

According to the WSD, COP Construction Co. will begin the final phase of the new backup well construction on September 7, 2021. This construction consists of digging a pipeline to connect the new well to the water main under the road and installation of electric controls to power the new well. Earlier this month, two test well pipelines were removed, and the remaining backup well pipeline, construction zone, and surrounding property lots were surveyed before the start of the final phase of the project.

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, but some may have to enter Grizzly Bear Loop from the North side. Brief water supply shutdowns will be required during construction; however, water supply shutdowns lasting over one hour will be identified two-days in advance on WSD's website at www.hebgenwsd.org. WSD new water service rates published for FY 2021 are as follows: \$58.50 per month and \$175.50 per quarter for Vacant Equivalent Dwelling Units (EDU) and \$102.50 per month and \$307.50 per quarter for Occupied EDU's. Vonda has requested that Charles Fleming of the WSD be a guest speaker at the annual meeting.

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 by sending name(s) of candidates for consideration via email either to the Board at hleboard@hebgenlakeestates.org or by a return email some homeowners received through the "constant contact application. Additionally, homeowners can 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 on September 23, 2021, at 6:30 p.m. at the Povah Center, West Yellowstone, MT. The Board decided to post the annual meeting notification on the HLE website as well as send the notice to homeowners whom we have an email address. Also, the Board decided to post and email the Annual Income Statement as of September 30, 2021, and the annual meeting agenda items for discussion. Additionally, it was decided to mail an annual meeting notice and agenda items to all homeowners. Ron was tasked with preparing the annual notification, proxies if needed, and the meeting agenda items for Board review. When finalized, Ron will coordinate efforts with our Property Manager to meet covenant requirements of sending out annual meeting documents at least 10-days before the annual meeting scheduled date.

Per HLE By-Laws, one opportunity to elect homeowners to Board positions is at the annual meeting. We are anticipating those homeowners attending the annual meeting to vote for Board and possibly Committee positions. When voting concludes, the Board will tally the voting responses and

communicate the voting results to homeowners. Per Section 6.02 of HOA Covenants, Board Members shall be appointed by a majority vote of the lot owners of record. The Board of Directors of the Association is three (3). But the Members may increase the size of the Board at any regular annual meeting.

2. Notifying Homeowners Using Secure & Confidential Email Service

Vonda has recently implemented and enabled the Constant Contact email application to facilitate notification of our HOA activities. Vonda reported that the Board presently has over 50% of our homeowners' email addresses on file. The Board expects that using the Constant Contact email application will not only provide a discreet and secure method to reach a larger audience of homeowners but would also save HOA funds. Expenses associated with notifying homeowners of HOA activities would be reduced, and the tasks would be less time consuming. These HOA activities include printing, mailing, and postage of periodic notices/invoices, and related Property Manager's time charges for completing these tasks. Vonda requested that those homeowners who have not submitted their email addresses are encouraged to do so.

3. Next Board Meeting

Our next Board Meeting will be scheduled after the annual meeting in September.