



## HEBGEN LAKE ESTATES

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### **Meeting Minutes – Annual Homeowners’ Meeting September 23, 2021**

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

Vonda Liard, President

Cindy Freedman, Vice President

Treasurer, Ron Mahtesian – by Telephone

#### **Others in Attendance & Meeting Place:**

19 HLE homeowners attended the meeting. The meeting was held at the Povah Center in West Yellowstone beginning at 6:21PM and ending at 7:55 PM.

### **AGENDA ITEMS, DISCUSSIONS & ACTIONS TAKEN**

#### **1. Presentation & Discussion of 2021 Treasurer’s Report & Income Statement**

Vonda reported that our calendar year beginning bank balance was \$32,525.58, plus total deposits of \$8,835.00, minus total disbursements of \$7,441.63, leaving an ending bank balance of \$33,919.95, estimated through September 23, 2021. Details of expenses are contained in the INCOME STATEMENT – she provided as a handout to attendees.

Vonda explained that the Board had tried to make fund expenditures for community projects in the past but it is difficult to get the majority of the membership interests to approve spending over \$1,000 – the current limitation per the covenants. Note this limitation does not apply to maintenance or Board operating expenses (e.g. weed control, property manager fees).

Vonda solicited from the meeting attendees what community projects would be of interest to them. One suggestion was:

- Snow hill where kids could play in winter. Sarah Heames & Kent Houston will look into options and report back to the Board.

## **2. Discussion of Pool Property**

Vonda gave details about the pool property and Louis Robinson the long - time owner of the lot. The pool on the lot had deteriorated remaining an eyesore for years without resolution. Per the County, taxes owed by the owner of record had amounted to approximately \$130,000.

Recently, Vonda said the owner has expressed his preference to deed the property to our HOA. Vonda has had discussions with the County Treasurer who was in the process of 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 expenditure would have to have the approval of a majority of the membership interests in accordance with our covenants. However, before the Board could act, Louis Robinson sold the pool property lot in August to a former associate and partner. The lot is currently up on the market as a resale.

## **3. Presentation & Discussion of Property Owner Changes (2019-2021)**

Vonda presented HLE property changes since our last annual meeting.

Also, there were two Yellowstone Ranch Preserve (YRP) permits issued by the County for single-family residences at:

- 2156 Old Ranch Rd, and
- 79 Old Ranch Rd (large barn & living quarters)
  
- Some homeowners complained about YRP continued use of earth movers digging and dump trucks moving the dirt around creating noise and dust adversely affecting their right of enjoyment of their decks and back yards. YRP is building a road along the boundaries of our communities. They engage in little dust abatement - only using a truck infrequently to spray water on the dirt having little effect on mitigating the dust problem.
  
- According to County officials, YRP filed its conservation easement with Gallatin Valley Land Trust in 2010 which is maintained currently. Along with their pledge to protect wildlife, YRP has also reserved in the easement the right to develop a communal barn and up to 9-houses on lots within their property – 753-acre ranch.

## **4. Discussion of Weed Spraying and Fielding Complaints & Questions**

- Vonda reported that many homeowners complained that the weed control contractor was late and ineffective with spraying noxious weeds. Some homeowners thought that there was no weed spraying in vacant lots this year. Nevertheless, the contractor performed weed spraying services in July and August and his last bills totaling \$3,227 was paid.

- Vonda recounted how our neighboring community - Yellowstone Ranch Preserve (YRP) used to control weeds by spraying them. Over the last 3-years, construction of a barn, excavating and moving dirt around, and lack of spraying surely contributed to weeds spreading into our community. Vonda mentioned that she could ask the County to send a letter reminding YRP that they have to control noxious weeds.
- Vonda turned over the weed discussions to Vice President Cindy Freedman. Cindy said she will contact the contractor to ensure that HLE is on the annual spraying schedule. Cindy explained that other factors (e.g., wind, rain, drought) impact when the contractor decides when to spray communities. Cindy will try to provide a two - week advance notice to homeowners when spraying will occur.
- Cindy said that 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. Homeowners were instructed to submit or update their spraying choices – to spray or not to spray – by emailing the Board at [hleboard@hebgenlakeestates.org](mailto:hleboard@hebgenlakeestates.org). Meantime, Cindy will attempt to rectify the problem with the map in consultation with a computer science associate.

## **5. WSD Backup Well Updates & Developments:**

Vonda introduced our guest speaker, Charles Fleming, WSD President, who updated the assembled group as follows.

- COP Construction Co. Bozeman, MT, began the final phase of the new backup well construction on September 13, 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.
- To date, the digging and burying of the pipelines have been completed. The connection of the pipeline to the water main was done but pumps still have to be connected to electrical components. Electrical work will continue for 1-2 weeks when the back up well is expected to be operational.
- Back-Up Well Construction costs totaled \$750,000, of which half the amount was funded by a grant. The remaining \$750,000 loan requires the WSD to increase their rates to repay the loan over a 20-year period. 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.

## **6. Fielding Complaints & Questions About Snow Plowing, Road Conditions, Tree Trimming Project on Rainbow Point Rd. & 2021 RID Rate:**

Vonda reported the following items to update homeowners.

- 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. However, the contractor has since corrected all damages. Milan Ivankic volunteered to be road liaison for the subdivision.
- Ryan Linhart reported that the U.S. Forest Service (USFS) tree trimming project along Rainbow Point Rd. began work last week building a logging road (from Highway 191 into Rainbow Point Rd). Logging of timber will commence over the next several weeks. A logging crew would be camped off Rainbow Point Rd. Ryan asked homeowners to alert the USFS if they see anyone tampering with the logging equipment. The tree trimming project is intended to moderate fire damage and provide a safer evacuation route for the community.
- Previous Board 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 contractor is responsible for maintaining our subdivision roads and for snow removal. It is funded annually by a portion of our property tax assessments. In FY 2021, the average property owners' assessment cost per lot is \$294.59.

## **7. Discussion of Constant Contact Email Application to Facilitate Communications with Homeowners:**

Vonda relayed her use of Constant Contact to date and future applications.

- The Constant Contact email application is being used to facilitate notification of our HOA activities. The HOA 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 asked those homeowners in attendance who have not submitted their email addresses to please do so.

## **8. Recruiting/Voting of HOA Directors**

Vonda asked the assembled meeting attendee if anyone was interested in serving on the HLE/Board. None responded affirmatively, so Vonda announced that Kate Eisele had offered to serve on the Board. Vonda read Kate's recent biography below:

- Dr. Kate Eisele has lived in Hebgen Lake Estates since September 2018. She is a high school science teacher at Lone Peak High School in Big Sky. Before becoming a secondary teacher, she worked as a professional ecologist. This is her 12th year as a full-time educator. Kate also has experience working in the non-profit world and in outdoor education. She currently serves on the Hebgen Lake Estates Sewer and Water Board. She is also the president of her local teacher's union.
- Vonda informed attendees that there were not enough homeowners present at the meeting to hold an election for a Board Officer. The election requirement is for the candidate to be elected by 50% plus one vote of the property ownership at-large, and not by those owners in attendance at the annual meeting.
- Vonda held a Board meeting afterwards where Cindy nominated Kate and Ron seconded the motion, and Vonda voted and declared that Kate was elected to the Secretary position for the remainder of the former Secretary's term (2-years, 11 months). HLE By-Laws provides for the Board to fill a vacancy by the affirmative vote of the remaining Board.