



HEBGEN LAKE ESTATES

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May 12, 2022, BOARD MEETING, 5:46 pm start

Attendance: Vonda, Kate, Ron joined by phone, Cindy joined by phone

1. Board Meeting Minutes (10-14-2021) to approve after which they can be posted to the HLE website.
 - a. Approved & resent to Ron
2. Weed spraying:
 - a. Vonda found another person out of White Sulphur Springs who is coming into the West Yellowstone area; she talked to him this winter (needs to find a phone number & will keep trying to connect).
 - b. Vonda thinks Cindy got us on the local weed spray schedule with Bob but not sure.
 - c. Kate tried to reach a person who has goats for grazing but was never able to connect; Vonda thinks she talked to Studer Spraying (406-547-3600 office phone, 406-788-9595 cell) White Sulphur Springs, MT 59645; called office & cell during meeting & Kate left a message to inquire about spraying.
 - d. Need to post a sign with days of spraying this summer and on Constant Contact and home page of HLE webpage.
 - e. **Need to let people know they are responsible for noxious weed removal via E-MAIL & send map out;** if they don't they could be subject to a County fine; also the HOA can go into the property & remove the weeds to take care of it (per covenants); Vonda will go through existing map on website spray vs. no spray, see if have email for homeowners; if not, will call homeowner to check & try get email.
 - f. Lloyd Studer-called back during meeting; he already come out and does some residences; be down twice per year until he gets everyone done; has a crew this year; he targets kosha, toadflax, spotted knapweed, Musk thistle; we have over 100 homeowners & open space; starts in May/June (toadflax, kosha) and then comes back in August (knapweed); kosha is more difficult but want to try and keep the grass around; want to try not to interfere with bison; put out "milestone", 1-3 days if bison ingest, it turns their urine into amine which will kill the grass; he will assess approach on visit (406-); acres here (406-788-9595 cell ; \$18/acre + fuel (flat rate charged across customers) + chemical & time & remixing).
 - g. Cindy had to print & color in a map to give to sprayer; she will check if she has it; need to do some work to catch up on spraying; VONDA will take on the map updating with new owners.
 - h. Cindy will touch base with Bob Gotshall and say we are going with someone new.

3. Treasurer's Report:

- a. Ron has collected about \$750 in delinquent dues by sending out demand letters; still have \$6000 in outstanding dues as of March 31, 2022, per property owner records maintained by property manager.
- b. Balance in HOA bank account is \$38,485 at the end of March 2022.
- c. The 2022 Budget estimated having \$42,800 from income; expenses of \$12,510 for the year; an increase to \$7,000 per year for weed spraying was among the estimated expenses approved.
- d. One estimated expense of renting the Povah Center for annual meetings for \$650 was inadvertently left off the estimated budget but is retroactively approved in 2022 Budget.
- e. Ron mentioned that property manager does not make copies of dues checks, but only records the check numbers on deposit slips and updates QuickBooks customer payment files; she does put in a lot of time; it's difficult to because she has to deal with property changes; she billed us in January a total of 50 hours (\$1732.50) for her total work hours in 2021; Cindy & Vonda agree that work of preparing and mailing out invoices take a lot of time; it takes a lot time to deal with title companies if someone sells and they own HOA fees; every monthly bank statement has a copy of the deposit slips, amounts and check numbers; Vonda will ask property manager to put block & lot number) instead of check numbers on deposit slips to enable the Treasurer to trace payments if there are discrepancies before sending out demand letters for dues in arrears.

4. Road Update & Repairs:

- a. Milan Ivankic offered to help us with the review of the community's road contract & Vonda forwarded him the Morrison/Maierle contract; Vonda is meeting with him 5/13 on her way back to Bozeman.
- b. Contract says just gravel; it's up to Greg, who will still do road grading for the gravel; Wells will come in with side dumpers & then Greg will level it out.
- c. There's no one out in West Yellowstone bidding out on road projects, so have limited options.
- d. Morrison-Maierle oversees RID money for the county; Vonda thinks the HOA has a right to input.
- e. Could roadways be partially or fully paved with RID money & HOA money? Vonda will ask for an estimate. Find out how much money we have in the RID. Cycle is every 7 years to add gravel; Vonda will figure out how much is left in the RID reserves and if they are warranted.
- f. How many times are our community roads graded in the year?

5. New Construction:

- a. Kara & Celso Vasquez -B3, Lot 58 Moose Drive update is that work on the house is to be finished by end of June; update came from the previous owner Jason Howell; they bought the house from JH with the terms that they would finish the house; Vonda will check to make sure the landscaping will be done.

- b. Robby Pohle B4, Lot 26-update of project to enclose back porch & replace tiding; he's already reached out to the county for permits (April 7); Vonda will reach out to the county to check on building permit ; needs county approval before HOA does anything.
- c. Christopher Mountjoy-B2, Lot 1A; bought the double lot; sent drawings; does not have county permit yet & needs to prepare actual house plans; needs county approval before HOA does anything; did send \$300 for review of plans; Vonda will get back to him about what is needed.
- d. Arnie Christenson-B3, lot 25 Buffalo Drive; new home going in/lined out; he has gone through the county; single family 1632 sq ft; 4 bedrooms; 2592 sq ft total size; has 2 garages (similar to Clyde & Lois Christensen); he sent samples of colors & basic elevation plan; are the setbacks okay? Need to look at stake out area to make sure it matches the permit rules that match what the covenants say (county will do that); ; Vonda will email to Charlie to double check on plans; Vonda will ask for more detailed drawings with dimensions on it (cabin drawing is a bit too vague); do you have a builder? Can you supply a more complete set of drawings?
- e. David & Carol Chase/Jeff Chase-building plans; needs county approval before HOA does anything; going in Block 3, Lot 10 (next to Charles Fleming to the right if facing the house); asked about overnight rentals; Vonda said no short-term rentals & get together with county permit office.

6. Land Ownership Changes:

- a. Vonda looked at the Gallatin County site, but they are behind updating things 3-4 months before things get on the system website
- b. Seems we have covered what we know about thus far; Lot with old pool sold to Matthew Kirkland (1/14/22) B3, Lot 18.
- c. Wendy Swenson-moved to Alaska; new owners: Jacinto & Jazmin Arredondo purchased B4, Lot 19.

7. Vonda asked board members to get on the HLE board email weekly to follow conversations

8. Any new business:

- a. Cindy-asked about Ron Cady contact information; he has no contact information on Debbie's list; email or phone number (house that burnt); Vonda says he is in the email & she gave it to Cindy and she will give to Debbie to add to list for B1. Lot 3.
- b. Violations of covenants?
 - i. complaints-Vonda will respond regarding home under construction.
 - ii. B3, L1 -hole in the ground; what is the update? Vonda will respond.
 - iii. Get lots clean up, we will pay to haul it off (HOA); Vonda will check in the cost; dumpster is for the whole neighborhood residents.
 - iv. Propane tank moved; Why?
 - v. Board members agreed that it's our responsibility to enforce CCRs.
 - vi. Send a general response & here's an update (road, complaints, weed spraying); Kate will draft a letter by May 20 & Vonda will send it out to property owners.
 - vii. Do all new residents have a copy of the new covenants? We can have a booklet printed and distributed; sign off that they got? Usually, buyers obtain governing documents from real estate agents or title companies handling the sales transaction. Does that occur with the title company? Put covenants in the

newsletter or homeowners can access from HLE website under “Governing Documents menu).

- viii. Ron will review a recent homeowner’s letter with several complaints about covenants so we can respond to her.
- c. Short term rentals issue-Corral is fussing with the county saying you cannot stop people from making income & county attorney is siding with Corral some; everything is per codes right now-Vonda checked in with the county & zoning rules still in effect.
- d. Set another meeting day & time: Thursday, May 26, 2022 @ 5:30 pm.