



## HEBGEN LAKE ESTATES

PO BOX 638 WEST YELLOWSTONE MT 59758

EMAIL: HLEBOARD@HEBGENLAKEESTATES.ORG

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

### July 17, 2022, BOARD MEETING, 5:35 pm start-6:50 pm

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

1. Board Meeting Minutes (6-20-22) to approve after which they can be posted to the HLE website.
  - a. Approved & presented May 12th, May 26th, and June 20th edits/updates to Board Meeting minutes for posting to the HLE website.
  
2. Treasurer's Report.
  - a. Requested but have not received from the Business Manager bank Statements and reconciliations since May 1st, 2022. Treasurer emailed all board members on same email request to place more emphasis on this second request for bank statements and an updated current delinquent owners list or "Customer Balance Summary" report & the homeowners' list or "Property Ownership by Owners" report maintained by Business Manager. Treasurer provided corrections to delinquent homeowners and their addresses based on county property tax research. **The Board agreed we could regularly assist the Business Manager with what we know of updates/changes to property owners list maintained by Business Manager. President said she would also send her updates into the Business Manager.**
  - b. Sent out demand letters based on Business Managers' records to homeowners having both prior and current year dues in arrears. There were 14 sent out on April 8<sup>th</sup>, 8 sent out on May 29<sup>th</sup>, and 6 sent out on June 30<sup>th</sup>, 2022. As of June 30, 2022, there was a total of prior and current year delinquent dues amounting to over \$5,000. Treasurer will provide a report on delinquent dues to the Board and the Business Manager (what letters went to whom & what amounts were delinquent. After 3 notices, the Treasurer said the next step is to send out "Notices to File Liens". Covenants require sending out notices by certified mail return receipt requested notifying homeowners of the amount owed to include dues in arrears, penalties, and interest charges. Homeowners will be given 30

days to comply/remedy the debt owed before lien proceedings are brought by HOA Association. Before Treasurer can start this process, an updated dues report is required from the Business Manager. Target date for the intent to file lien letters by certified mail, return receipt requested is July 31, 2022.

3. Secretary reported that Weed Control-spraying was performed June 25-26; The main herbicide that was used is Trump Card EPA # 5905-581 with an adjuvant Dyne-Amic EPA 5905-50071-AA. Expenses-\$1,961.06; **treasurer will reach out to have Studer Spraying return early August;** seems that foxtail is becoming more prevalent & kochia starting to show; As for pets, they should stay off until it's dry pending on moisture or do especially in the a.m. a few hours should be sufficient; total lots 58 acres, 17.6 acres; about 75.6 acres total (called County Planning Office for those numbers).
4. Road repairs- Dust abatement finished & roads seem in good condition.
5. Prevent Speeding-signs are in and handed out this week; ordered 6 signs; need to get 1 more out; county regulates the actual speed limit of 25 MPH not the HOA.
6. Taxes went up about 3% for the rural improvement district (RID).
7. Dog Issues-email sent by President to people who dog complaints were about; no new complaints to Board.
8. New construction update presented by President.
  - a. B3 L1 (Schulties); hole has been filled in during the past week & not planning to build; still owns the lot, with hopes to build in the future.
  - b. B2 L7 (Schulties) deck going in 10 x 24 feet deck; 2 feet off the ground; no issues with setbacks; The handrail material is going to be 2x6 fir dimensional lumber with 2x2 fir spindles. Diagram emailed to the board and the ARC approved it & president will notify homeowner of approval).
  - c. New build on B2, Lot 1 (Mountjoy) -zoning meeting on 7/6/22 approved living quarters about a garage (not rental); conditional use permit (CUP) was approved; gravel has been spread over foundation.
  - d. B3 Lot 25 (Christensen): dug a hole for the foundation of the home; work trailers are back; cars? Not sure if anyone is staying there again
  - e. B3 Lot 10 (Chase)-no change.

- f. President will contact builder JH again about finishing home; purchase agreement says he has September 1, 2022 (12 months).
  - g. President requested board members to periodically drive around the neighborhood to see what new construction or outbuilding are going up. An outbuilding went up on a property without approval (B3 L44); **president will contact homeowners to get approval before putting things up**, setbacks match rules & how the building is set.
9. New business- none.
10. Sewer & Water District update by Secretary.
- a. \$75K minimum allocation ARPA grant awarded by the County in early July for New Production Well and Connections.
  - b. July 15 notice-Well 3 Controls either shutdown or were damaged following a lightning strike (on 7/14); drop in pressure, but the water came back in under 2 hours.
  - c. Next meeting September 11, 2022, at 10 am at the water & sewer building.
11. A HOA Letter was drafted in response to a homeowner's letter and offer to help solve plowing & parking issue. Draft approved to send out.
12. Dumpster location? Can get one from Republic for under \$1000? Target to have it delivered in August for a couple of weeks. Will have to keep an eye open for illegal dumping from contractors. Thinking about Commercial Lot 57 or by Fire Station.
13. President will send out notice for two new board members via Constant Contact prior to Annual Meeting; ask candidates to provide background information to share with HOA membership. The same notice will be posted on the home page of HLE web site.
14. **Treasurer will investigate an evening for annual meeting in September at Povah Center**, looking at 22nd or 29<sup>th</sup>.
- a. Letters of annual meeting notice, agenda, candidate voting ballots and proxies should go out at least 15-day before the meeting; requires some leg work by Board members.
  - b. Could do a work meeting in August to print & stuff envelopes.
15. Work meeting August 14th 4:00 pm