



## HEBGEN LAKE ESTATES

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### **June 20, 2022, BOARD MEETING, 5:40 pm start-7:15 pm**

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

1. Board Meeting Minutes (5-26-2022) to approve after which they can be posted to the HLE website.
  - a. Approved & presented to Ron put on website.
2. Treasurer's Report-Property Manager has not sent current bank records reconciliation yet; so as of May 1, 2022, it's the same \$39, 609.81 as of April 2022 balance; \$1,125 worth of deposits for dues; one customer in mid-May paid a lump sum of \$450 of dues representing 6-years in arrears; Treasurer will send out another batch of delinquent dues letters at the end of June. If at the end of July 31, 2022, dues remain unpaid, those delinquent property owners will be notified by certified mail of the HOA's intent to file a lien for non-payment of prior year dues; they get 30 days from date of receipt; customer must sign for a certified letter. Per the covenants unpaid dues allow for lien to be placed on the lot; Treasurer will request from the Property Manager updates in current delinquent dues and current property owners list through June 30th; Property Manager notified HOA that there was a bill for liability insurance for board-was \$1,490 last year; Treasurer noted that it went up \$300-400 this year; treasurer will reach out to the insurance agent about why cost went up.
3. Weed Control-Studer spraying visited on Wednesday, June 16 & met with secretary; he will concentrate on roadside and avoid well-groomed yards; Updated No spray list; constant contact email went out Friday, June 17 to let residents know spraying happening week of June 20; secretary will continue to coordinate with Studer spraying; sandwich boards-need some? Notice of spraying updated and posted on HLE home webpage. Following are property owners that notified the Board not to spray:  
Millspaugh B3 - Lot 48 555 Buffalo/Moose

Rose Simon B2 - Lot 4 119 Grizzly

Fleming B3 - Lot 11 & 12 160 & 183 Moose Dr.

Penny Myers B1 - L28 345 Buffalo

Laird B1 - L31 403 Buffalo Do not spray the established lawn area especially next to trees.

Alder B4-L25 186 Moose Drive

4. Roberta B3-L28, 236 Buffalo Road repairs- Dust abatement will be part of the work done later this month; distribution of the gravel is concentrated in the center (which is how it should be); need to work on getting people to drive slower in the neighborhood; lots of speeding & it is only a 25 mph road; President will send out an e-mail reminder that there is a speed limit & that lots of pedestrians use the roads (ride bikes, walk dogs).
5. Prevent Speeding-Board approved buying some signs saying "children at play". Give to parents who have kids in the neighborhood/areas where there are kids (4-5 signs to put out)-President will contact neighbors with kids.  
[https://www.amazon.com/Double-Sided-Warning-Caution-Children-Neighborhoods/dp/B09835MJ9D/ref=sr\\_1\\_6?keywords=children%2Bat%2Bplay%2Bsafety%2Bsigns%2Bfor%2Bstreet&qid=1655770357&sr=8-6&th=1](https://www.amazon.com/Double-Sided-Warning-Caution-Children-Neighborhoods/dp/B09835MJ9D/ref=sr_1_6?keywords=children%2Bat%2Bplay%2Bsafety%2Bsigns%2Bfor%2Bstreet&qid=1655770357&sr=8-6&th=1)  
Amazon-2 pack for \$30.99.
6. Dog Issues- Dogs running loose in the neighborhood; had numerous complaints chasing pedestrians & kids on the road; President will research; one is black & white Austrian shepherd; In covenants-When animals are off property, have to be under owner's control or on a leash; must be on owner's property; must not constitute a nuisance to others; complainants should take a picture of the dogs & where they are so sheriff can find them & fine; President will start with an email to owners first before involving authorities (Hebgen Lake Zoning regulations- page 58).
7. New construction Updates:
  - a. No build by Schulteis (B3 L1); did pay for water & sewer connections & dug hole.
  - b. Schulteis bought duplex living in; plans to add a deck; will rent out other side.
  - c. New build on B2, Lot 1 (Mountjoy) A-received \$300 to review plans (Secretary will drop off checks to property manager at Book Peddler); has

been approved by the county & have architectural plans; going to be a house with a separate garage with a bedroom over it; knows it cannot be used for rental.

- d. B3 Lot 25 (Christensen): did have 2 trailers on it with a couple young folks living in it; spoke to him this week and told him that no one could live in it; got a complaint about generator; camper trailer is gone & president spoke to him; planning to build but timeline is unclear; struggling to get a contractor & materials here.
  - e. B3 Lot 10 (Chase)-have sent some drawings for a house, no design fee yet.
  - f. President spoke to JH (6/20) regarding unfinished lot; said he plans to finish house by end of June & early July; purchase agreement says he has September 1, 2022 (12 months).
8. New business- none.
9. Sewer & Water District updates:
- a. Passed budget for 2022-2023.
  - b. Passed resolution for \$20,000 to do sewer line repairs in 2022.
  - c. Issue with backflow-What is the concern from Sewer & Water district? Secretary will ask John & Greg to articulate.
  - d. Water meters-perhaps an inverted rate system (point of possible discussion for next meeting).
  - e. Total N in monitoring well 13 has come back down.
  - f. Old well #1 will officially be declared inactive in July 2022; no need to test anymore which saves money every month for water testing.
  - g. Next meeting September 11, 10 am.
10. Republic can bring out a dumpster for under \$1000 for all in our neighborhood to use.
- a. Go back to the resident regarding paying 5-years of delinquent fees; thank resident for doing that; can offer to help solve their plowing issue; if we brought up a dumpster, would this resident use it to clean up their yard in neighborhood? (president & secretary can work on a response).
11. Have a party this summer for the neighborhood in July or August-meet & greet
- a. Perhaps do something at the Povah Community Center in conjunction with the annual meeting in September.

12. Make notice of next meetings via email & website; President has all but a half dozen emails for the whole neighborhood.

13. Next meeting-July 17th 5:30 pm.