



HEBGEN LAKE ESTATES

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Board Meeting September 25, 2022, 3:13 pm start-4:05 pm

Attendance: Vonda, Kate, & Ron joined by phone

1. Board Meeting Minutes (8-21-22) to approve after which they can be posted to the HLE website.
 - a. Approved & presented to Ron will put on the website tonight. Board meeting minutes to HLE website and posted annual meeting date and time, Board vacancy, and other news on HLE Home page.
2. Treasurer's Report for Annual meeting (most up to date for meeting 9/24/22)

Bank Statements & Delinquent Dues:

- a. As of August 31, 2022, the ending bank balance was \$38,844.35. Deposits amounted to a total of \$2,884.36 of which \$1,315.36 was collected for HOA dues in arrears, plus interest and penalties assessed thereof. And the remaining deposit amount represents a duplicate payment for Board Liability insurance of \$1,569.00, which was refunded to the account. There were disbursements totaling \$944.88 for weed spraying.
- b. Six Notices of Intent to File Liens for prior & current year homeowners with delinquent dues were sent out August 1, 2022, certified mail, return receipt requested. Property owners were given 30-days or until August 31, 2022, to pay delinquent dues. Four out of six notices were picked up by homeowners, one homeowner paid \$454.78 of dues owed plus interest and late fee penalties. Treasurer intends to file a lien with Gallatin County, MT as soon as lien format is prepared and approved by the Board.
- c. Additionally, fifteen demand letters were mailed out to current year homeowners with delinquent dues in the month of August. Homeowners were put on notice that interest will continue to accrue, and late fee will be imposed if not paid by August 31, 2022. Ten delinquent homeowners paid a total of \$860,75 of which interest and penalties were included. Treasurer intends to file a lien at the calendar year end if dues in arrears are not remedied.

- d. Per Customer Balance Summaries provided by HOA Property Manager, homeowners dues in arrears went from a high of \$7,140 in March to a low of \$2,750 in August 2022. Treasurer attributes this improvement to the collection policy approved by the Board along with the imposition of penalties and interest charges assessed on demand letters sent to homeowners with delinquent dues.
- e. Treasurer requests that the Board approve his contacting the HOA attorney to prepare an acceptable format for a “notice to file a lien” with Gallatin County, MT.

Annual Meeting Updates:

- a. Per Irma Vasquez, Town of West Yellowstone (406.646.7511), we are all set for September 29th. We are to pick up the key at the police station. Irma has let them know that a HOA member will be picking it up and returning afterwards that evening.
- b. I had asked District Ranger Brey (406.823.6961) to be a guest speaker at our HOA members' meeting on September 29, 2022. He said he would try to attend but would get back to us. As a minimum, he would prepare status briefing notes for the meeting for a Board Member to read to attendees.
- c. I have asked Debbie to update me with any income received, e.g., dues, and any expenditures paid through September 26, 2022, so I can prepare a current income statement for a hand-out to attendees at the September 29, 2022, annual meeting.
- d. Board may want to consider arranging for homeowners not attending the annual meeting to be able to attend via Zoom, but not interacting with them. Something to think about to figure out for the future. Need a Zoom account for the HOA-President will look into setting up an account for the HOA; goal of current board to offer Zoom for monthly & annual meetings in the future
- e. A sign-in sheet will be prepared and provided for attendees.

Other Matters:

- a. Treasurer has prepared a draft 2023 Budget for the Board to discuss and approve at our upcoming meeting. Board can decide whether to hand out or inform annual meeting attendees of the allotted funds for HOA's 2023 activity operations.
- b. Reviewed budget-weed spraying budget this year is under what was budgeted so far-have one more bill to come in? Is there something else we can utilize that money for, like vole bait traps, to distribute to members? A second budget point of discussion was a form for liens & do we need to check with an attorney for how to

file one? Treasurer will reach out to the attorney about how to move forward. Think it's possible to file an open lien for unpaid dues

HEBGEN LAKE ESTATES HOMEOWNERS' ASSOCIATION ANNUAL BUDGET 2023

Estimated Annual Income:

Dues 129 lots @ \$75 per lot	\$9,675
Less Uncollectable Dues @20% of net dues	(\$1,935)
Net Dues	\$7,740
2023 Balance Forward	\$39,500
Additional Income (ARC Fees)	\$900
TOTAL INCOME	\$48,140

Estimated Annual Expenses:

Weed Control	\$7,000
Property Managers Fees	\$2,500
Liability Insurance	\$1,600
Attorney Fees	\$500
Postage & Box Rental	\$350
Printing & Office Supplies	\$350
Website Management	\$250
MT Registration/IRS Filing Fees	\$60
TOTAL EXPENSES	\$12,610
ANTICIPATED YEAR END BALANCE	\$35,530

c. Weed spraying on 8/29/22- did more spraying in open spaces; still need a bill; If you are a no spray-weed person is treating that is NO spray at all-revisit with property

owners next year to clarify; Secretary will follow up with Studer spraying; 4 different HOA household showed up to learn more about voles

d. Dog issues-large dog,in neighborhood, concerns about size and owner's ability to control; just keep an eye on it-reach out as a neighbor

e. No new construction for season; have put in a couple of calls regarding construction of one home & health of owner, but have not heard back from him

f. New sewer & water connection going on in the coming week at 190 Buffalo

g. District Ranger will either attend meeting or provide notes on the tree trimming project out on the peninsula. When will the burning happen?

h. Sewer & Water Board-can provide a brief update; check the website to see meeting dates & times & send to John Carstensen

i. Need board members...please consider joining

j. Checkbook-do we want to make changes? Hold off until we can get someone who is around regularly to help double sign on checks to avoid future double payments....

k. Board housekeeping-direct billing-need to get cleaned up to directly come out of checking account (Constant Contact, Website (WordPress), yearly payments to Secretary of State, IRS (for non-profit status); treasurer still needs reimbursement for annual meeting notices & proxies

l. Annual Meeting-review agenda & budget & present new ideas, solicit new board members