



HEBGEN LAKE ESTATES

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HEBGEN LAKE ESTATES OWNERS' ASSOCIATION ANNUAL MEETING

Commencing at 6:00 PM September 29, 2022, at the Povah Community Center

10 Geyser St. West Yellowstone, MT

AGENDA

CALL TO ORDER

Kate Eisele, Secretary, Vonda Laird, President, Cindy Freedman, Vice President, Ron Mahtesian, Treasurer, on stand-by telephone when needed.

Collect Proxies-had one mailed in

WELCOMING REMARKS

President Vonda Laird greeted attendees and remarked that it's been a fairly quiet year for our association. Vonda began with the presentation and discussion of the following HOA financial activities.

1. TREASURER'S REPORT

Treasurer's Report.

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 credited to the account after the Treasurer arranged for the refund. 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.

- 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.
- d. 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 imposing penalties and interest charges on homeowners with delinquent dues.
- e. some dues will not ever be collected because a lien was not placed on property before it was sold & changed hands

Other Matters: Budget

- a. Treasurer has prepared a draft 2023 Budget for the Board to discuss with attendees at our annual meeting. It will be discussed with attendees and subsequently approved by the Board of Directors.

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	\$400

Printing & Office Supplies	\$400
Website Management	\$250
MT Registration/IRS Filing Fees	\$60
TOTAL EXPENSES	\$12,710
ANTICIPATED YEAR END BALANCE	\$35,430

2. Board Vacancy & Election

- Vonda gave retiring Vice President/Board Member Tribute-Cindy who will be off the board effective immediately and thanked Cindy for her years of service.
- Vonda reminded attendees that there's a Board vacancy and we're looking for someone to join. Normally, the Board holds an election at this meeting but there was no interest expressed by homeowners this year to volunteer.

3. Discussion of HOA 2022 Accomplishments

Vonda reported and had discussions on the following:

- signed up a lot of homeowners for Constant Contact to provide email notices on HOA activities, emergencies, water/electric problems, fire conditions, etc.; still need all members to sign up. Have 87 contacts of about 130 lots
- Rackspace email is working well-homeowners can go to the HLE website to email the board, read Board meeting minutes, and review covenants.
- road project: our tax dollars pay for it; people still coming into the neighborhood and driving too fast.
- could put rubber speed bumps at the gravel/pavement that could be removed in the winter-President will contact Morrison-Maierle; have the county attach them to the pavement & talk to the county
- A question was answered on how often the road graded. Yearly, but the gravel is only every 7 years based on the budget cycle; the county doesn't spend that unless they feel it's required
- need to pull the ditches and put the crown back; the gravel ends up in the ditches; engineering questionable

- collection of dues in arrears has been significantly increased by sending out demand letters imposing interest and penalty charges on unpaid balances.

4. Weed Management

Kate reported on the following:

- went with new company/Studer Spraying-who came out four times this year
- Contractor has chemicals he could use/have for weed control
- Contractor took attitude if no-one responded saying “don’t spray my lot”-lot was sprayed

5. RID Tax Assessment Increase

Vonda held discussions with attendees about annual tax assessment specifically for the maintenance of our community roads and for snowplowing. These services are contracted out by Gallatin County to Morrison-Maierle and administered as a Rural Improvement District (RID). HLE RID tax assessments are one of the many taxes included in homeowners’ annual county property taxes. The HLE RID 2023 assessment for road maintenance was increased over last year by 3% or \$9.10 per lot bringing the total assessment per lot to \$312.57. While the HLE RID 2023 assessment for snow removal remained within the average range at \$192.86 per lot. Our community roads were newly graveled this year and remain on a 7-year cycle to gravel.

6. Presentation & Discussion of HLE Property Owners’ Changes

Vonda reported not too many properties changes this year as follows:

- Arnie Christenson-in the process of building
- Matthew Kirkland-purchased the pool lot
- Chris Mountjoy-has lot on the corner of Moose & Buffalo across from the condos-building has stopped; sheriff has been in there twice to check on the status of the place; had a zoning meeting in July to get permission to build living quarters above the garage-county presented it to the zoning board.

7. **GUEST SPEAKER**-Jason Brey, Hebgen Lake District Ranger, US Forest Service could not attend the meeting but provided a status report about North Hebgen Multiple Resource Project (Tree Trimming - Rainbow Pt. Rd.) which Vonda read at the meeting; Attendees were told to feel free to contact Jason Brey (info below); had hard copies available for people to pick up & read on their own.

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jason.brey@usda.gov

Status Report

- Sun Mountain Lumber out of Deer Lodge was the successful purchaser of the sale. They have completed all harvest and hauling work and are now focused on post-sale rehab, which includes decommissioning of temporary roads, slashing of leaning trees, ensuring slash piles are compact and seeding of areas as necessary. This work has largely been completed east of Highway 191 but is still on-going along Rainbow Pt. Rd. and Horse Butte and will continue throughout the fall.
- Slash piles will be open for firewood cutting AFTER rehab work has been completed and the purchaser is released from any further obligations within individual harvest units. Please contact the ranger station (823-6961) for updates on the status of firewood cutting in slash piles and remember that no off-road travel is allowed, including firewood gathering...wheelbarrow will be handy!
- Slash piles will eventually be burned. This cannot occur until we have had sufficient drying time of the piles. I do not foresee piles being burned until the fall/winter of 2023 at the earliest. Authorization to burn piles is not given until a set of specific parameters have been met, including having sufficient rainfall or snowfall recently and into the future, adequate staff to do the work and approved air quality permits from the state. Around our neck of the woods this typically occurs in the October through December timeframe. After December, burning is not usually effective due to the amount of snow accumulated on the piles.
- After slash piles are burned, we follow up in a year or two to ensure we have adequate ground cover establishing in the burn pile footprint. If we do not, then we scarify the ash and soil and seed the footprint to get better coverage.
- There is still a good bit of work to do in the project area that is non-commercial in nature. This largely includes thinning, piling, and burning of small diameter trees to get better spacing both for future growth of the remaining trees and to enhance fire suppression effectiveness if we get a fire in the area. This work will be on-going until complete and will likely take 2-5 years, depending on funding.
- Monitoring for adequate forest regeneration under the National Forest Management Act is required to ensure that we have an adequate number of trees per acre re-growing within harvest units that had a regenerating harvest. We typically monitor those units in years 1, 3 and 5, post-harvest, to determine that we have met the requirement. If we do not think we will meet the requirement, then we schedule a unit to be planted with trees.
- Additional monitoring will occur for weeds, and we will also monitor the units on Horse Butte that were harvested to enhance aspen re-growth.
- attendees expressed concerned about trees falling across the road and hitting vehicles, and possible fire exposure with numerous slash/debris piles remaining.

8. SEWER & WATER

Kate discussed the following:

- please check website for updates
- received grant money for repairs in the system that are ongoing
- filter cleaning has changed & will be occurring more frequently (used to be quarterly and now will be monthly by Greg)
- concerns about the ongoing smell of the sewer treatment plant; working to try & remedy
- please come to meeting & joining the board (meet more in the spring, summer, fall)-not so much in the winter
- Sign is knocked over & not really tamped in the ground; put in a different location on other side of the road in the right of way to avoid getting hit again (on corner of Moose and Buffalo at the bottom of the loop)-Jim Laird & Kate Eisele will work on digging a new hole & putting it in the ground; do we need a new post....if it's been hit a few times.

9. UNFINISHED and ONGOING BUSINESS

- HLE Website - Board meeting minutes are posted regularly after each meeting (monthly).
- fire hydrant from last year-nothing has happened; missed the window of opportunity when we had a trench for new well; so now fire chief said the ranch will still keep offer open to T into the water line there; suggest that the fire department should manage the hydrant but the HOA would pay for the hook up to the Yellowstone Preserve water; the hydrant would go where there is a property line with easements; good investment in community infrastructure

9. NEW BUSINESS

Quarterly newsletter-anyone interested in putting one out via Constant Contact, please let the Board know.

ADJOURNMENT