

Newsletter - in lieu of
Annual OA Mtg - no meeting in 1999
12/22/99

**ROBINSON INTERESTS OF MONTANA
YELLOWSTONE VILLAGE
HEBGEN LAKE ESTATES**

MEMORANDUM

TO: Hebgen Lake Estates Lot Owners
FROM: Robinson Interests of Montana
RE: Current Status of Hebgen Lake Estates ("HLE")
Date: December 22, 1999

In lieu of an annual meeting this year and since there are no assessments being levied by the Hebgen Lake Estates Owners Association against any lot (those expenses are being absorbed by Robinson Interests of Montana), a letter update seemed more appropriate.

First, the donation by Robinson Interests of 9000 sq. ft. of Lot 15 Block 4 (the Maintenance Yard) to the North Side Rural Fire District has been completed. The Fire Chief says that he is working on obtaining several grants so that those funds can be pooled with Gallatin County funds in order to build a satellite fire station. In the interim, a fire truck will be on the premises during the warmer months and we are very fortunate that several volunteer members of the district live in Hebgen Lake Estates.

Second, a number of complaints have been received relative to a couple of our neighbors to the east of Hebgen Lake Estates. These folks are not part of HLE, therefore they are not subject to the HLE Protective Covenants. However, they are governed by the Hebgen Lake Zoning District Ordinances which is under the jurisdiction of the Gallatin County Commissioners. The rather unsightly mess most observable by present homeowners is scheduled to be fenced (screened) by the owners sometime over the next year or so. The bus in the woods has been visited by the Sheriff's Department after reports of concern over "several bonfires" and the ban on burning has been enforced.

Lastly, enclosed for your review is a copy of a recent report done by the engineering firm of Morrison Maierle, Inc. relative to the operations of the water and sewer systems at Hebgen Lake Estates. If you have any questions, please do not hesitate to call.

The very best to each of you for the Holiday Season and the New Year.

November 17, 1999

Mike Lilly
Berg, Lilly, Andriolo & Tollefsen
910 Technology Blvd.
Bozeman, MT 59715

Re: RIDs 316 & 322, Hebgen Lake Estates
MM #928.104.010.0310

Dear Mike:

We are writing in response to your and Mr. Lewis Robinson's request to provide additional information in regard to the RID maintenance assessment for Hebgen Lake Estates. We have listed below the assessment history for your information for both RID 316 and 322.

Average Annual Assessment per Lot

RID #	1997	1998	1999
316	\$64.29	\$59.67	\$59.67
322	\$60.71	\$179.00	\$223.75

As indicated above, there has been a considerable increase in the maintenance assessment for RID 322 over the last two years. The two most significant reasons that the maintenance assessment has increased are:

1. Level of increased effort to upgrade the annual maintenance.
2. Increase assessments to build up the capital improvements fund for future improvements.
 - A) Install system controls for the water supply at approximately \$25,000 in 2004.
 - B) Replace lagoon liner at approximately \$80,000 in 2008.


The average assessment per lot in RID 322 increased \$118.29 in 1998 and \$44.75 in 1999. Based on our maintenance budget reports, this increase generated an additional annual revenue in the 1998 assessment of \$18,098.37 and in the 1999 assessment \$6,846.75.

We are providing you with the 1999 maintenance schedule and assessment computations for your use. You will note that in 2008, after the liner has been installed, there is a decrease in the assessment from the year before. We are also providing you with our five year maintenance schedule including budgets for your information.

We are also providing you with a breakdown of costs to the district for maintenance over the last several years. This will assist you in your evaluation as to how the funds are being utilized.

Please let me know if you have any further comments or have any additional questions.

Sincerely,
Morrison-Maierle, Inc.



John R. Schunke, P.E.
Bozeman Office Manager

Enclosures

cc: Mr. Lewis Robinson
Ed Blackman, Gall. Co. Fiscal Director
Dave Fowler, Gall. Co. Road Office

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OA mtg notes

11-17-98

**Hebgen Lake Estates Owners' Association
Annual Meeting
Agenda
November 17, 1998**

1. Sewer and Water
2. Roads
3. Fire Station
4. Fire Codes
5. Yard Cleanup / Landscaping
6. Zirko Complaint from last year-Morrison Mairele
7. Reminder to camper trailer owners of covenants

OA Mtg Notes 11-17-98

**HEBGEN LAKE ESTATES OWNERS' ASSOCIATION, INC.
MINUTES OF ANNUAL MEETING OF MEMBERS
November 17, 1998**

The annual meeting of the members of HEBGEN LAKE ESTATES OWNERS' ASSOCIATION, INC., a Non-Profit land Owners Association, was held, pursuant to Notice of Annual Meeting dated the 14th day of October, 1998, at the West Yellowstone Conference Hotel, Holiday Inn Sunspree Resort, 315 Yellowstone Avenue, West Yellowstone, Montana, 59758, on November 17, 1998.

Lewis S. Robinson, III was selected as chairman and Linda T. Robinson was selected as secretary of the meeting.

The Notice of Annual Meeting sent to all the members will be filed with the minutes of the meeting. The chairman noted that a quorum was present. According to the Bylaws a quorum constitutes those present in person or by proxy. Members were present in person or by proxy, which constituted 91 of the 140 votes of the subdivision membership.

Present were Lewis S. Robinson, III; Linda T. Robinson; David E. Robinson; Chuck and Linda White; Peter Simon; Jeff and Anita Schoenhard; George Leafly; Duane Charles; Tom Letts; Sue Grandstaff; Don and Barbara Stanley representing Yellowstone Realty; John Glover representing the Law Firm of Berg, Lilly, Andriolo & Tollefsen; Deanna Crawford; Joan Stoval. Represented by proxy were Yellowstone Village Association of Unit Owners; Dr. Gale Ford; Raehe and Mike Lilly.

Additionally, the following members sent in their proxy not naming anyone to vote their proxy, but voting in the affirmative on the issue listed in the proxy: David Cox; Philip Raclawski; David C. and Remy L. Hulsey.

The reading of the minutes from the last Association meeting (November 1997) was waived and copies would be made available for those who wanted them, no one did.

The members, after discussion, adopted the following resolution:

RESOLVED, that the acts of the officers and directors in conducting the matters of the corporation, since the last meeting, be and they are hereby ratified, confirmed and approved.

The next order of business was to discuss the two RID's for water, sewer, and road maintenance. Mr. Robinson discussed why the maintenance RID's for the sewer and water had gone up on the taxes this year. He explained that the County had been remiss in taking care of the RID's and that they had also neglected to hold a portion of taxes in reserve to replace the sewer lagoon liners. These liners generally last about twenty years and are going to need to be replaced in the next five years. These liners will cost approximately \$100,000.00. The increase in taxes now is to fund a reserve to pay for the replacement liners in five years. Mr. Robinson noted that Robinson Interests of Montana had paid the second half of last years taxes (May 1998) under protest because the County and Morrison Maierle had failed to adequately accomplish the

maintenance that needed to be done. Mr. Robinson read a letter from Morrison Maierle dated November 12, 1998 (copy included with the minutes) which outlined the maintenance items that had been done since his protest action in May, 1998. Mr. Robinson brought up the Zirko complaint from last year for discussion. Mr. Robinson explained that the information that the Zirko's had provided last year had been given to Thomas Dean & Hoskins, the engineering firm that Mr. Robinson uses for his various projects, to see if they could come up with a solution to the problems. Thomas Dean & Hoskins reviewed the material and returned it to Mr. Robinson with a assessment of what needed to be done. The County refused to allow Thomas Dean & Hoskins to do the work, preferring to use their own engineering firm, Morrison Maierle, to do the work. The information was given to Mike Lilly of the Berg Law Firm to give to Morrison Maierle. Joan Stoval explained that she wasn't sure the stasis of the project, but that the County and the Forest Service had been out this summer and dug some ditches and put in culverts to help alleviate the problem. Mrs. Stoval thought that the County and Forest Service had done all that they could do for now and that we would have to wait and see this spring what happens.

Mr. Robinson brought up the condition of the main road from highway 191 to the gate and also ownership of the interior roads of the Estates for discussion. Mr. Robinson stated that the interior roads were dedicated and that they belonged to Hebgen Lake Estates. That they were private roads and the subdivision could ban people from using the roads. As for the condition of the main road, it has been surfaced with refurbished asphalt from Highway 191. It was not done to the complete satisfaction of everyone living out on Horse Butte. The question was asked, Why is the road from the turkey track to the gate nice and the rest not? Mr. Robinson isn't sure about this but will have to check on the stasis of this project. Mr. Robinson mentioned a letter that was written to Mike Lilly of the Berg Firm by Mr. Sam Gianfrancisco, Road & Bridge Superintendent for Gallatin County, dated August 4, 1998. In the letter Mr. Gianfrancisco expresses the intent of the county to complete the road project. It doesn't specify the quality of completeness or satisfaction of the job when complete. The question was asked, Has Mr. Gianfrancisco been down here to actually inspect the road and all the problems? Mr. Robinson wasn't sure if anyone from the County had been down to inspect the road. Mr. Robinson said that he would send everyone in attendance at the meeting the Lilly letter with Mr. Gianfrancisco's address, and he encouraged them to write letters expressing their dissatisfaction with the job.

The next order of business was to discuss the future fire station for the Horse Butte area. According to a letter dated October 15, 1998 from Jack Carter, Secretary/Treasurer for the North Side Rural Fire District, the response time from the current fire station of Highway 287 to Horse Butte was forty-five minutes - completely unacceptable. The Fire District was in need of a location to build a 1200 square foot fire station on Horse Butte. Mr. Robinson has granted the Fire District a perpetual easement for 9000 square feet of Lot 15, Block 4 to build a fire station. The District has accepted the offer and the paperwork is being taken care of by Mike Lilly of the Berg Law Firm. Construction of the Horse Butte Fire Station is scheduled for next spring.

The next order of business was to discuss a couple of issues regarding the covenants. The first was the discussion of yard cleanup and landscaping. Mr. Robinson reminded everyone that as more people began to build into the Estates that these issues were going to become increasingly more important. Everyone was reminded that the covenant clearly addresses these two issues and that everyone that isn't in compliance needs to be. Everyone's yards need to be cleaned up and landscaping plans need to be submitted to the Architectural Committee for review. The second issue was the placement of LPG tanks on the lots. Mr. Robinson explained that the Fire Codes stated that all tanks (251-500 gallon) needed to be placed at least ten feet from any structure, tank,

public way and property line. The third item regarding the covenants was that Camper trailers were allowed in the Estates providing that they were not being used for habitation.

The last order of business that was brought before the meeting was whether or not the Department of Livestock and Buffalo Nations were going to be allowed on Hebgen Lake Estates property this year. Mr. Robinson reiterated his position regarding the DOL that he took last year and said that because we now know that the HLE roads belong to Hebgen Lake Estates that he really didn't want anyone out there. Mrs. Robinson and Linda White explained some of the problems that occurred last year with members of Buffalo Nations and that they felt it was better that they were excluded from the Estates this year.

David Robinson (2 yrs.)
622 S. Black Street
Bozeman, MT 59715

Lewis S. Robinson, III (3 yrs.)
P. O. Box 1020
West Yellowstone, MT 59758

Linda T. Robinson (3 yrs.)
P. O. Box 1020
West Yellowstone, MT 59758

There being no further business to come before the meeting, the meeting was duly and regularly adjourned at 7:30 p.m.


Secretary of the Meeting

607

Nov 5

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Hebgen Lake Estates Owners' Association, INC.

3	1	RIM				
	2	RIM				
	3	RIM				
	4	Heather Turner	P.O. Box 1386		W. Yellowstone, MT 59758	
	5	RIM				
	6	RIM				
	7	RIM				
	8	RIM				
	9	RIM				
	10	RIM/Griffin				
	11	John Charles Fleming	P.O. Box 284		W. Yellowstone, MT 59758	
	12	RIM				
	13	RIM				
	14	RIM				
	15	RIM				
	16	RIM				
	17	RIM				
	18	RIM				
	19	Lennie Lyle Meitzel	P.O. Box 799		W. Yellowstone, MT 59758	
	20	Allyn Faught	134 Clark Avenue		Billings, MT 59101	
	21	Allyn Faught				
	22	RIM				
	23	RIM				
	24	RIM				
	25	RIM				
	26	John Prichard & Pam Wright	PO Box 42		W. Yellowstone, MT 59758	
	27	RIM				
	28	James M. Cozad	4126 East Brighthill Avenue		Las Vegas, NV 89121	
	29	Kyle C. Tanner	P.O. Box 227		W. Yellowstone, MT 59758	
	30	John P. & Joann E. Lawrence	P.O. Box 1725		W. Yellowstone, MT 59758	
	31	RIM				
	32	RIM				
	33	RIM				
	34	RIM				
	35	RIM				
	36	RIM/Griffin				
	37	Jon Holcombe	110 Wood Gate Drive		Canton, GA 30114	
3	38	RIM				
	39	RIM				
	40	RIM				
	41	RIM				
	42	RIM				

Hebberger, Lake Estates Owners' Association, INC.

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