

OA BOARD Mtg

10/11/2006

Hebgen Lake Estates Homeowners Board

10-11-2006

in attendance: Ed Millsbaugh Jeff S., Robert G., Geoff Unger

building proposal for Ron Mill

Block 2
Lot 16

Labeling for Front Side + Back
changes

1. need \$300 otherwise Board says OK

2. check w/ lawyer { no comment on from Todd Robinson
Robert say need to check w/ lawyer
put lien on lot to cover expenses

3. Finney
refused letter from Board
Jeff dropped off letter last ~~thurs~~ ^{Friday} Oct. 6th

4. Fence request Lee Ann Doss
need ~~scetch~~ sketch of fence
w/ letter
to follow typical protocol

HEBGEN LAKES ESTATES HOME OWNERS NEWS LETTER NEWS OF INTEREST

Earlier this month Bob Gotsall was here to spray the subdivision for noxious weeds and did a great job. He sprayed the open areas and the road right of way. Bob asked that I mention in our next news letter that he is available to spray individual lots and that if you wish to have him spray your lot or lots please give him a call as early as possible so that he can get out here to get the job done for you. He can be reached at this number 406-640-0338. Please keep in mind that our covenants require each lot owner to control noxious weeds on their own lot at their expense, so give Bob call so that he may give you an estimate for spraying.

The Board of Directors met on the 19th of July 2006 and adopted some policies that we as a Board believe will be beneficial to the association.

- 1- As of August 2006 we will be holding regular meetings on the 2nd Wednesday of every month @ 5:30 pm at the Kelly Inn.
- 2- Anyone wishing to speak or submit information before the board may do so in writing no less than 2 weeks before the date of the scheduled meeting. Please contact one of your board members or mail the information to HEBGEN LAKE ESTATES HOME OWNERS ASSOC. P.O. BOX 638 WEST YELLOWSTONE, MT 59758.
- 3- New policy for variance requests. This will be explained on a separate paper to be mailed out with this news letter.

The board will be driving thru the subdivision so that we may take note of any

violations of covenants. Any violations we see will be reviewed and consequently the lot owner will receive a letter asking them to rectify the problem or problems or further actions will be required to get them fixed. The Board of Directors prefer that everyone do the right thing and correct their covenant violations and not get the board involved.

Our annual meeting for the association will be held on the 29th day of August 2006 @ 7:00 pm.

A letter of the agenda will come out before the meeting so that everyone will know what will be discussed. Anyone wishing to be put on the agenda may do so by submitting a letter to the Board no later than 2 weeks before the annual meeting.

As everyone should know by now, we have a website for the subdivision. The website is hebgenlakestates.org. Anyone not able to access the website and wants items posted on the website needs to contact Ed Millspaugh so that he can make this site more beneficial for everyone in the association. For those who do not have access to the internet, please call one of your Board members if you need information on any of the meetings we have. They would be more than happy to mail you this information.

Just a reminder to everyone that have not paid their annual dues, they are due now and we need those in ASAP. Everyone else payes on time those that still owe need to do so also.

^{1st}
> Note! At Open Board Meeting Ed - El Presidenta Announces he did not submit our CO. Weed Bill - so they told him its not accepted in their Budget? Then at meeting they discussed Agenda. Later sent out our.

NEW GUIDELINES FOR VARIANCE REQUESTS

Anyone requesting a variance for their property will be required to follow these guide lines.

6- After the required time has expired, the Board of Directors will then review the request for the lot owner and either deny or approve the request. The Architectural committee's decision will be mailed to the applicant.

- 1- On a piece of paper you must list the Block # and the lot #. You should include the name and address of the property owner/owners.**
- 2- You must list the specific variance that you want reviewed. For example, if you want to change a setback. You must refer to which setback and the reason you need to have it changed. Try to be as specific as you can as it will help us to make the decision in a more expeditious manner. If we need to keep coming back for more information it only delays the process.**
- 3- If you are going to change something about your home or going to build extra items on your property you will need to list the type of building, the materials used, and so forth. You can find all the information and requirements in the covenants.**
- 4- There will then be a mailing to all the property owners within the subdivision telling them of the variance request. They will then have 2 weeks after the date of the mailing to reply for or against the variance. This mailing will be done at the expense of the person or persons requesting the variance.**
- 5- If after the two weeks there is a person or persons that do not believe the request for the variance should be approved, then those persons can either state the reasons in a letter to the Board Of Directors or can be heard in person at the next meeting of the directors.**

HEBGEN LAKE ESTATES ASSOCIATION NEWS & COMMENTS

As you know the board has been overwhelmed by the influx of questions about the sewer problems. We have been trying to answer as many as we can, but like every one else, it seems that we are in the learning process just like the rest of the subdivision. As we learn more and educate ourselves we can answer the questions in a more intelligent manner rather than having a venting session where no one gets anything done. And we appreciate the cooperation that we are getting. Please rest assured that now that we have an advisory committee formed and things seem to be going forward with the sewer problems, other problems that are coming up within the subdivision are being handled as soon as we can.

On a lighter note, we now have a web sight put together for the subdivision that addresses the covenants and any other information that pertains to the subdivisions interests. Please do not hesitate to send information to the e-mail address listed on that web sight.

However, it is a work in progress and it will be updated as necessary. The web address is hebgenlakeestates.org. Also, with the formation of the Advisory Committee and with the help of the board we will be trying to get a news letter out to members of the subdivision when appropriate. At this time we do not have a schedule for putting out a news letter, but we will discuss this at the next meeting of the board.

If any member wishes to have a copy of the minutes from the board meetings or

needs information about a meeting please call one of your board members and we will get them to you.

Again let me personally thank you for your cooperation and understanding in the initial phases of the formation of the association and the new election of the board members. Now that we have a committee to handle the sewer problems the board of directors for the subdivision can get back to doing what we need to do to make this an enjoyable place for all to live.

The date for annual meeting for our subdivision has yet to be decided on however with the formation of a news letter we will keep you up to date.

Thanks

Yours board of directors

Joke of the day

A wife invited some people to dinner. At the table, she turned to their Six-year-old daughter and said, "Would you like to say the blessing?" "I wouldn't know what to say," the girl replied. "Just say what you hear Mommy say," the wife answered. The daughter bowed her head and said, "Lord, why on earth did I invite all these people to dinner?"

OA Mtg

8/29 / 2006

NOTICE OF ANNUAL MEETING OF MEMBERS OF HEBGEN LAKE ESTATES OWNERS ' ASSOCIATION

NOTICE IS HEREBY GIVEN that the annual meeting of the members of
HEBGEN LAKE ESTATES OWNERS' ASSOCIATION INC., will be held in
the conference room at the West Yellowstone Holiday Inn Sunspree Resort,
315 Yellowstone Avenue, West Yellowstone, Montana. This meeting will take
place on Tuesday the 29th day of August at 7:00 P.M.

The annual meeting is to be held for the following purposes:

Old Business

1. Financial Report JEFF
2. Weed Control - Charles

New Business

1. New board elections - ME
1. Variances - ROBERT
2. Numbers on homes & street signs within the subdivision - Charles
3. Fire District - Jim Ford
4. Sewer & Water District discussion - STAN
5. Such other business as may arise.

Dated this 11th day of August, 2006

Hebgen Lake Owners' Association

Board of Directors

Hebgen Lake Estates Homeowners Board Meeting
8/9/2006In attendance: Robert G., Charles Fleming, Jeff S.
Ed M., Geoff U.

attending: Edith Ford, Pam W., Jim Ford

Fleming question

in addition

New business:

Signs - discussion → county says yes

M+M says
Charles will call county road dept

Advisory Board - is it done?

July 19 2006

Board of Hebergen Lake Estates Homeowners
in attendance - Charles, Robert, Ed, Jeff, Geoff

Vote
passed

Variances — New Policy reviewed by all
— 2 week comment period —
— side move toward County
~~Plenars~~ ~~for~~ ~~for~~

Vote
passed

Signs for street signs
what color brown or green
talk to Larry Watson

Letter for garage — unger

How to change covenants

Agenda meeting for Annual Meeting
w/ letter last year Aug 26

Setting dates for Monthly meeting
— 2nd Wednesday of every month 5:30pm

Vegetation Control
— itenize chemical

Letters to Offenders

→ Term Limits - Determine who will drop off or staggered term

Wed 19
Wed

OA BOARD Mtg

7/19/2006

July 19 2006

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Vote on Lawyer Presense
on next Town Meeting Yea or Nae
Yea 11
Nae —

Lawyers on Retainer by Pam

Rhett Nemelka
Ryan Jackson
Scott Restum
Mindy Nowakowski

— Annual Meeting Set for
Wed. 24th of August
Holiday Inn
7pm

Hebgen Lake Homeowners Board Meeting

5-31-2006

In attendance

Ed Milspaugh Jeff ~~Schoenhard~~ Geoff Unger
Charles Fleming Schoenhard

committee meeting June 7 6pm @ Stan Cook

Discussion of Sewer District

- should District fall under whose ~~account~~ ^{accountability}

Advisory committee should be formed by county

Ed-
Charles

Geoff Ed Jeff

Contact a lawyer to go through
receipts, past procedure + options

Berg City

Jeff S will contact to set meeting asap

Hebgen Lake Estates Board Meeting

5-10-2006

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All members in attendance

- Discussion of Questions for Attorney

RID expenditures

Plan approval w/ Roberts new houses

Block 1 lot 22 Stenerson

Block 4 lot 26 ~~Dodd~~ Dodd

- Yes -

approval granted Ed will generate letter

- Approval Discussion for Thoreson

James + Linda Thoreson of Big Sky

Block 3 lot 30

- No -

for a lot variance front set back due to dirt fill due to steepness of lot

* set back needs to be 35'

* snow load needs to meet code

Contingent on county ~~decision~~ decision on neighbor

Approval Discussion for Roger Bennett

Block 4 Lot 9

- variance for 12' side set back instead of 15'

- Maybe -

need for height
 need for money
 look at lot
 contact county

Hebgen Lake Estate

5-10-2006

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Borg

Formation of Advisory Board

- Stan Cook
- Gene Cook
- Ed Milsbaugh
- Charles Fleming
- John A. Karstenson 586-0385
- Pam Wright

**Hebgen Lake Homeowners Assoc. Directors Board Meeting
West Yellowstone, MT.
January 19, 2006**

New Business:

Motion was made and passed to change the language of the architectural committees' guideline language.

Discussion about how to charge association fee to Yellowstone Village condos owners. It will be researched.

Moratorium on new hookups in subdivision: Morris & Merilee and Gallatin County Planning and Zoning will be contacted for details.

Ed Millspaugh presented website design for review and approval. It was approved.

Old Business:

Weed control: Report was given on information obtained from Morris & Merilee. No money budgeted for weed control for 2006 season. Motion was made and passed for the assoc. to hire a contractor to take care of the problem.

Snow plowing: Morris & Merilee were contacted for information. Their budget and policy was submitted to board.

Emergency contacts: Morris & Merilee was contacted about duties and responsibilities of Greg Johnson and his alternate. They are as follows:

Lagoon maintenance

Well water testing

Keys to pump stations and test wells

It was proposed that Greg Johnson establish better communications with the Board of HLE.

The Treasurer reported he had sent a check to Farmers Union Ins. For liability insurance for the assoc.

Adjourned at 7 pm.

In attendance:

Ed Millspaugh

Jeff Schoenhard

Geoff Unger

Charles Fleming

Robert Griffin

Treasures Report

Hebgan Lake Estates Homeowners Association

2006

Starting February of last year, the home owners association voted and approved to start assessing annual dues of \$75 per lot. Also, the association started collecting a \$300 hook up fee for new homes being built in the subdivision. Below is a listing of what was collected during 2005 and 2006.

2005

Out of 140 lots 121 have paid their dues leaving 19 outstanding.
This amounts to \$9,075 collected with \$1,425 outstanding

Seven lots paid hook up fees totaling \$2,100.

Expenses for the year totaled \$575.58. Most of these expenses were for mailings, meeting room, and fees.

2006

Out of 140 lots 102 have paid their dues leaving 38 outstanding.
This amounts to \$7,650 collected with \$2,850 outstanding.

Six lots paid hook up fees totaling \$1,800.

Expenses for the year so far have totaled \$5,364.60. Below is a listing of what our money was spent on.

Insurance \$944

Berg law firm \$1,752.90

Weed control \$2,014.75

Office supplies, mailings, fees \$665.00

Currently, as of August 29, 2006 we have \$14,234.82 in our bank account. If anyone would like to see a more detailed please contact Jeff Schoenhard, treasurer at 406-646-4892.