

DEC. '09 HLE OA BOARD OF DIRECTORS MONTHLY MEETING

Meeting commences Dec. 4th, 2009 @ 6:00 p.m. at the Kelly Inn, West Yellowstone, MT.

In Attendance:

Jeff Schoenhard
Bill McNutt
Vonda Laird
Karrie Taggart

Absent:

Ann Sexton

A review of October Annual Meeting and November monthly meeting minutes was made. Corrections and/or suggestions were requested. There were none. Minutes were accepted. Copies of both will be sent to HLE OA members via e-mail or post.

Discussion of Jeff's board position:

Jeff has agreed to act temporarily as President for 6 months to 1 year. In the meantime, recruitment for another board member will begin. Subsequently, Jeff will transfer treasurer's position to Vonda Laird throughout upcoming months.

Consideration of amendments to by-laws:

By-laws evaluated and discussed. Vonda volunteered to talk with HLE association's legal representation, Winston Marosek, regarding specific items and questions derived from our review and report back to board at January's meeting.

Quarterly newsletter:

Starting Dec. '09 newsletters will be sent quarterly. The first will consist of Oct. annual meeting minutes and Nov., '09 board meeting minutes announcing who accepted what board position with updated contact information.

Subdivision snowplowing:

There was a safety concern that there was only one way out of subdivision once snowplowing stops on Moose Dr. Why does it stop? According to Bill Arnado once the RID account for plowing runs dry he is directed by Morrison & Meirlie to cease beyond Rodcay/Heames residence.

Vonda will contact M&M regarding dates of budget meetings, who our contact person is, better communication, etc. Karrie to find out who primary contact is within County Commission.

In the interest of cost, the board decides to organize relevant questions regarding Gallatin County, DEQ, and WSD before requesting a conference call with Ed Guza. Jeff will update him on new board members.

Next meeting January 12th, 2010 @ 5:00 p.m. at the Kelly Inn.

Meeting adjourns at 8:05 p.m.

HEBGEN LAKE ESTATES OWNERS' ASSOCIATION, INC.

A Corporation Not-for-Profit

NOVEMBER '09 MEETING MINUTES OF BOARD OF DIRECTORS

The Hebgen Lake Estates (HLE) Owners' Association Board of Directors monthly meeting was held on November 10th, 2009 at the Kelly Inn in West Yellowstone, MT. Meeting commenced at 5:10 p.m.

Those in attendance:

Chair - Ann Sexton

William (Bill) McNutt

Vonda Laird

Secretary - Karrie Taggart

Absent:

Treasurer - Jeff Schoenhard

After the meeting was called to order a motion was made, and seconded, to waive reading of minutes from the previous meeting. Next, new members to the board were welcomed. The Chairwoman made a request that we discuss responsibilities of each position then nominate and elect who will take what role on the board before proceeding. Following careful deliberation, a motion was made by Vonda Laird, and seconded by Karrie Taggart, that the following individuals fill the positions on the HLE Owners' Association Board of Directors; contingent upon the approval of absent board member Jeff Schoenhard.

Jeff Schoenhard - President

Vonda Laird - Vice President/Treasurer

William McNutt - Vice President

Karrie Taggart - Secretary

Ann Sexton

Be it resolved all board members be signatories necessary to perform the primary functions of President and Treasurer on behalf of Hebgen Lake Estates Owners' Association.

Addendum: 11/23/09. Per telephone conversation with Karrie, Jeff Schoenhard has agreed to serve as President of HLE Owners' Association Board of Directors in the interim.

Old Business:

Chairman's Report: updated new members of happenings/history of OA.

Fire Station: we need wild land community fire plan, volunteers, fence rebuilt

Weed Grants: applying for grants, Yellowstone Ranch Preserve (YRP) spraying

Problem pets: follow-up per HLE covenants

Newsletters for enhanced communication with members

Prioritize projects

Supplemental gravel delayed due to WSD roadwork

New business:

Board practices, governing rules and regulations

Sufficient notice of agenda sent to board members prior to monthly meeting

Public notice of meeting on community board, in post office and local newspaper

Create yearly budget

Establish communication. Inform Gallatin County, HLE Water and Sewer District, Morris and Meirle, insurance company, banks, attorney's, etc. of board position changes and who their primary contact will be. Who is our specific contact with County Commission?

Integrity of files: secretary maintains files, availability and access

Suggested Future Projects:

- Review covenants and by-laws
- Snow fencing
- Replacement of property markers
- Playground
- Dumpster for spring/fall cleanup
- Construction material clean up
- Mow roadsides
- Webcam recording of meetings/Skype for interactive questions
- Hwy 191/Rainbow Point Road junction improvement
- Community burn

Next meeting scheduled for December 8th, 2009, at the Kelly Inn set for 5:00 p.m.

Chairwoman asks for further comments or recommendations. There being no further business, meeting is adjourned at 7:40 p.m.

Karrie Taggart
Secretary

NEW CONTACT INFORMATION

Jeff Schoenhard - President
(406) 646-7768
jschoenhard@kellyinns.com

Vonda Laird - Vice President/Treasurer
(406) 586-7303
vlaird@jvrestaurant.com

Bill McNutt - Vice President
(406) 646-1085
wgmcnutt@wildbluenet

Karrie Taggart - Secretary
(406) 646-5140
karrietaggart@yahoo.com

Ann Sexton
asexton@netscape.com

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Meeting adjourns at 8:05 p.m.

HLE OA BOARD MEETING AGENDA DECEMBER 4, 2009

- I. Review and acceptance of minutes of November monthly meeting
Disposal of any unapproved minutes
- II. Discussion of Jeff's position as President
agreed to act temporarily
timeframe
- III. Consideration of amendments to covenants
assign a committee
- IV. Review December newsletter
Newsletter will be Nov. board meeting minutes announcing positions;
contingent upon board approval
- V. Peruse annual meeting minutes
corrections and/or suggestions requested
- VI. Snowplowing in subdivision
Bill M. will report
- VII. Review Morris & Meirlie budget, fees, RID, County
- VIII. Who is HLE primary contact within County commission

NEW BUSINESS

- I. Communication with Ed Guza
Board conference call

General Discussion

Adjournment

OA mtg

10/9/2009

HEBGEN LAKE ESTATES OWNERS' ASSOCIATION, INC.

A Corporation Not-For-Profit

P.O. Box 638
WYS MT 59758

October 9th, 2009
Povah Community Center
10 S Geyser
WYS, MT

Treas Report attached
~~Assess~~ List Attached
OA Member

2009 ANNUAL MEMBERSHIP MEETING MINUTES

Hebgen Lake Estates (HLE) Owners' Association annual meeting was called to order at 7:10 p.m., on Friday, October 9th, 2009 in the Povah Community Center, in West Yellowstone, by Chairwoman Ann Sexton. Ms. Sexton welcomed those in attendance and asked for roll call and the certifying of proxies. It was found that there were 11 owners represented in person and 12 owners being represented by proxy. The Chairwoman then stated the next item of business was the reading of the minutes from the 2008 annual meeting. Upon a motion made by Ms. Taggart and seconded by Mrs. Daz, the reading of the minutes were waived.

The next order of business was the Treasurer's report. Jeff Schoenhard recited an oral review of the financial report for the preceding twelve months, summarizing the one-time assessment for John Shaw's services, overdue fees and second notices having been sent out, current liens and he touched upon basic expenditures. Audience members were given copies of the financial report and by-laws at time of sign-in.

Nominations and Elections

The Chairwoman reports that the board received names of two individuals interested in serving on the board for a term of three years: William McNutt and Vonda Laird. The floor was then open for other nominations. There were none. At this point, a motion was made to elect Mr. McNutt and Mrs. Laird to the HLE Board of Directors. Motion was seconded and was unanimously carried out. Specific positions will be determined at the next monthly board meeting in November.

Unfinished Business

Ann Sexton gave an overview of Wastewater and Forensic Engineer specialist John Shaw's final report. A copy of the Shaw report was given to the HLE Water and Sewer District (WSD) Board of Directors, Gallatin County representatives and the Montana Dept. of Environmental Quality (DEQ). This report assisted the DEQ giving the WSD a longer timetable in order to allow further studies. Subsequently, the title to the lagoon site, all infrastructure and pertinent equipment was transferred over to the HLE Water and /Sewer District. The Owners' Association Board of Directors will continue to monitor.

Animals at large: Letters will be sent to offending pet owners, follow-up will be per HLE Covenants.

Weed and Dust Abatement: Horse Butte has the worst case of yellow toadflax in the state. HLE Board will continue applying for grants. Looking into possible bio-control. The Yellowstone Ranch Preserve, to the south of HLE, will continue spraying for noxious weeds.

Fire station for the community: We have enough pressure right now to fill fire trucks that are on the premises. We need volunteers, fundraisers, fence rebuilt.

Public Comment Period

The Rural Improvement District #316. Increase of ten percent. Amount budgeted inconsistent with amount spent. Assessment and reserve topics discussed. Bulk of the funds goes to snowplowing. Chairwoman asked if any members were seeking further comment. There were none. Being that there was no further business, the Chairwoman stated that the meeting was adjourned at 8:35 p.m.

Karrie Taggart
Secretary

Treasures Report

Hebgen Lake Estates Homeowners Association

2009

Starting February of 2005, 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. Starting in 2009 dues was increased to \$200 to pay for a water & sewer consultant do a study on our system.

2005 Out of 140 lots 9 have not paid their dues
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 11 have not paid their dues.

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

2007 Out of 140 lots 12 have not paid their dues

Four lots paid hook up fees totaling \$1200

Expenses for the year have totaled \$6952.97

Mailing, office supplies	\$1189
Attorney	\$1692.00
Buffalo Services	\$427.22
Insurance	\$933.75
Weed control	\$2711

2008

Out of 140 lots 18 have not paid their dues

Two lots paid hookup fees totaling 300.00

Expenses for the year as of 7-31-08 totaled

Lawyer fees	4814.00
Mailing, office supplies, exp	389.90
Weed control	4943.69

2009

Out of 140 lots 73 have not paid their dues

Expenses from Oct 2008 to August 2009

Weed control	\$2781.45
Berg, Lilly law firm	\$1626.93
Guza law firm	\$5682.49
John Shaw consultant	\$20,829.82
Insurance	\$1192.00
Mailing, office, misc. expenses	\$1596.32

Upcoming expense Weed control of \$3047.22

Currently, as of August 31, 2009 we have \$3,552.27 in our bank account. During the first week of October a second reminder was sent out to all lot owners that have balances due so I anticipate more revenue coming in the near future. If anyone would like to see a more detailed list please contact Jeff Schoenhard, treasurer at 406-646-4892.

Due to some lot owners not paying their dues we have started to file liens on property. Currently, we have sent out second and third notices. We may have to file additional liens this fall if we do not receive payments from some of the past due owners.

2009 Annual Meeting Sign-In

Oct. 09

Hebgen Lake Estates Owners' Association, INC.

Block	Lot	Name	Address	City, State, Zip	Phone/Fax	2009	sign in
1	1	Steven & Ardith Shealey	604 N.E. 14th street	Winter Haven, FL 33881			
1	2	Stanley & Kathy Horne	19915 Lanark Street	Winnetka, CA 91306			
1	3	William D. Neick	Box 177	West Yellowstone, MT	303-822-5270		
1	4	William D. Neick	Box 177	West Yellowstone, MT	303-822-5270		
1	5	Guy Barta	P.O. Box 734	West Yellowstone, MT 59758	406-646-7724		
1	6	Robert Russell	Box 973	West Yellowstone	406-683-4061		
1	7	Robert Russell	Box 973	Dillon, MT 59725	406-683-4061		
1	8	Robinson Interests of Montana	4 mailbu lane	Rockport, TX 78382	361-727-1108		
1	9	Lewis Robinson	box 973	West Yellowstone	406-683-4061		
1	10	Ann Sexton	Box 1383	West Yellowstone	406-646-7516		
1	11	Jeffery L. & Anita J. Schoenhard	P.O. Box 1004	West Yellowstone, MT 59758	406-646-7768		
1	12	Jeffery L. & Anita J. Schoenhard	P.O. Box 1004	West Yellowstone, MT 59758	406-646-7768		
1	13	Doris McGuire	2435 Toyon Street	Anderson, CA 96007-9395	530-365-4125		
1	14	Susan meclure	P.O. Box 622	West Yellowstone, MT 59758	406-646-1177		
1	15	Stan & Donna Cook	P.O. Box 1458	West Yellowstone, MT 59758	406-646-9487		
1	16	Stan & Donna Cook	P.O. Box 1458	West Yellowstone, MT 59758	406-646-9487		
1	17	Stan & Donna Cook	P.O. Box 1458	West Yellowstone, MT 59758	406-646-9487		
1	18	Larry Yuva & Carol Smith	P.O. Box 2047	West Yellowstone, MT 59758	406-646-0865		
1	19	Robert & Suzanne Strand	1020 vassar drive	Davis, CA 95616-3424	530-758-4808		
1	20	Maciej & Nina Tomaszewski	5446 Gene Sarazen Drive	Billings, MT 59106	406-252-3222		
1	21	Joel & Vicki McAteer	2713 verdugo lane	Bakersfield, CA 93312	661-588-9014		
1	22	Ronald & Linda Steenerson	2375 Kimbraugh CT	Atlanta, GA 30350	770-392-1363		
1	23	Gary & Alissa Levert	Box 161787	Big Sky, MT 59716	406-220-1189		
1	24	Mohammed Tarek & Nancy koleilat	3673 lone wolf trail	St. Augustine, FL 32086			

Hebgen Lake Estates Owners' Association, INC.

Block	Lot	Name	Address	City, State, Zip	Phone/Fax	2009	sign in
2	17	Mark S. & Cindy L. Freedman	5653 Drysdale drive	San Jose, CA 95124			
2	18	Mark S. & Cindy L. Freedman	5653 Drysdale drive	San Jose, CA 95124			
2	19	William Youngwirth	Box 356	West Yellowstone			
2	20	Tom & Tammy Letts	box 110082	Anchorage, AK 99511			
2	21	Tom & Tammy Letts	box 110082	Anchorage, AK 99511			
2	22	James Eneboe	P.O. Box 1407	West Yellowstone, MT 59758	406-682-5421		
3	1	Khaled & Denise & Lauren Koleilat	404 North Halifax Ave	Dayton Beach, FL 32118	386-253-4720		
3	2	Khaled, Denise & Lauren Koleilat	404 North Halifax Ave	Dayton Beach, FL 32118	386-253-4720		
3	3	Dave & Cody Lyons	1276 N. 15th Ave, Suite 103	Bozeman, MT 59715	406-586-0302		
3	4	Heather Turner	Box 1945	West Yellowstone	406-388-4081		
3	5	David Grewing	341 moose creek drive	West Yellowstone			
3	6	Kristan Cook	1276 N. 15th Ave, Suite 103	Bozeman, MT 59715	406-586-0302		
3	7	David L. & Dianne Winter	P.O. Box 1213	West Yellowstone, MT 59758	406-646-4742		
3	8	Walter C. & Shirley O. Christensen	Box 630	Lake Placid, FL 33862	863-699-9456		
3	9	Walter C. & Shirley O. Christensen	Box 630	Lake Placid, FL 33862	863-699-9456		
3	10	Scott Chase	Box 1787	West Yellowstone, MT 59758			
3	11	John & Debra Fleming	P.O. Box 284	West Yellowstone, MT 59758	406-646-7430		
3	12	Gene E. Cook	1276 N. 15th Ave, Suite 103	Bozeman, MT 59715	406-586-0302		
3	13	Gene E. Cook	1276 N. 15th Ave, Suite 103	Bozeman, MT 59715	406-586-0302		
3	14	Leslie Boone/Richard Jorgenson	Box 161741	Big Sky, MT 59716			
3	15	Joel & Kathleen Wallace	3840 Barry drive	Billings, MT 59105	406-256-5099		
3	16	David & Debbie Robinson	Box 1206	West Yellowstone, MT 59758			
3	17	Gene Cook 4-k	1276 N. 15th Ave, Suite 103	Bozeman, MT 59715	406-586-0302		
3	18	Robinson Interests of Montana	4 mailbu lane	Rockport, TX 78382	361-727-1108		

Hebgen Lake Estates Owners' Association, INC.

Block	Lot	Name	Address	City, State, Zip	Phone/Fax	2009	sign in
3	19	Shane & Michelle Barstad	Box 799	West Yellowstone, MT 59758			
3	20	William & Janpeng McNutt	P.O. Box 145	West Yellowstone, MT 59758	406-646-1085		<i>W & J McNutt</i>
3	21	Gregory & Shawna Butler	8116 Alamossa Circle	Bozeman, MT 59718	406-582-0106		
3	22	Robert & Deidre Griffin	P.O. Box 801	West Yellowstone, MT 59758	406-646-9723		
3	23	Gene Cook 4-k	1276 N. 15th Ave, Suite 103	Bozeman, MT 59715	406-586-0306		
3	24	Gene Cook 4-k	1276 N. 15th Ave, Suite 103	Bozeman, MT 59715	406-586-0306		
3	25	John Prichard & Pam Wright	P.O. Box 42	West Yellowstone, MT 59757	406-646-4471		<i>Pam Wright</i>
3	26	John Prichard & Pam Wright	P.O. Box 42	West Yellowstone, MT 59758	406-646-4471		<i>C</i>
3	27	Walter C. & Shirley O. Christensen	Box 630	Lake Placid, FL 33862	863-699-9456		
3	28	James Cozad (deceased)	383 Rosado Springs St.	Henderson, NV 89014-7607	702-458-2962		
3	29	Kyle C. Tanner	P.O. Box 227	West Yellowstone, MT 59758	406-646-7904		
3	30	James & Linda Thoreson	Box 2025	West Yellowstone, mt 59758	406-646-7069		
3	31	Jim & Vonda laird	box 1648	Bozeman, MT 59771			
3	32	Gene E. Cook	1276 N. 15th Ave, Suite 103	Bozeman, MT 59715	406-586-0302		
3	33	David Emory Edwards, valerie schleig	box 462	West Yellowstone, MT 59758			
3	34	Gene E. Cook	1276 N. 15th Ave, Suite 103	Bozeman, MT 59715			
3	35	koleilat khaled & denise	2247 john anderson dr	ormond beach, fl 32176			
3	36	Lauren Koleilat	404 North Halifax Ave	Dayton Beach, FL 32118	386-253-4720		
3	37	Gary & Linda Vecellio	2930 Simon Street	Idaho Falls, Idaho 83402	208-390-0620		
3	38	Karl & Emily Cook	1276 N. 15th Ave, Suite 103	Bozeman, MT 59715	406-586-0302		
3	39	Kevin & Heather Cook	1276 N. 15th Ave, Suite 103	Bozeman, MT 59715	406-586-0302		
3	40	Amy Yant	P.O. Box 1003	Manhattan, MT 59741			
3	41	matthew henry	box 308	west yellowstone, mt 58758			
3	42	Gene Cook 4-k	1276 N. 15th Ave, Suite 103	Bozeman, MT 59715	406-586-0302		

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3	43	William Neick	box 177	West Yellowstone			
3	44	Gene Cook 4-K	1276 N. 15th Ave, Suite 103	Bozeman, MT 59715	406-586-0302		
3	45	Gene Cook 4-K	1276 N. 15th Ave, Suite 103	Bozeman, MT 59715	406-586-0302		
3	46	Gene E. Cook	1276 N. 15th Ave, Suite 103	Bozeman, MT 59715	406-586-0302		
3	47	Gene E. Cook	1276 N. 15th Ave, Suite 103	Bozeman, MT 59715	406-586-0302		
3	48	Ed & Vicky Millsbaugh	P.O. Box 1867	West Yellowstone, MT 59758	406-646-9176		
3	57	Gene Cook 4-K	1276 N. 15th Ave, Suite 103	Bozeman, MT 59715	406-586-0302		
3	58	Todd & Steven Robinson	778 N. 730 E.	Orem, UT 84097	801-376-7116		
3	59	Todd & Steven Robinson	778 N. 730 E.	Orem, UT 84097	801-376-7116		
3	49A	Ernest Leone	310 South Guernsey Rd.	West Grove, PA 19390	610-268-2211		
4	2	Larry haferman & Susan Carstensen	791 Cougar Drive	Bozeman, MT 59718	406-582-8446		
4	6	John & Paula Carstensen	14 Trails End Road	Bozeman, MT 59718	406-586-0385		
4	7	Ryan & Casey O'Callaghan	2807 West Villard	Bozeman, MT 59718			
4	8	Richard & Cynthia Spott	663 Sunny Acres Drive	Bozeman, MT 59718	406-586-4681		
4	9	Roger & Mary Jo Bennett	116th S. 8th	Bozeman, MT 59715	406-556-8585		
4	10	J. Craig Jarvis	Box 16001	Big Sky, MT 59716			
4	11	Richard & Jill Gerstenberger	5610231 st. cte	Spanaway, WA 98387	808-579-8125		
4	12	Leonard & LeeAnn Daz	1879 North, 2300 West	Ogden, UT 84404	801-731-1218		
4	13	Leonard & LeeAnn Daz	now one lot				
4	14	Craig Kent	3659 South Cree Drive	Salt Lake city, UT 84120			
4	15	Robinson Interests of Montana	4 malibu lane	Rockport, TX 78382	361-727-1108		
4	16	Gene E. Cook	1276 N. 15th Ave, Suite 103	Bozeman, MT 59715	406-586-0302		
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For Owners Only

gk

Hebgen Lake Estates Owners' Association, INC.

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4	19	Tom J. & Marjorie fisher	6214 Parkridge Drive	Park City, UT 84098-6150	435-645-8625		
4	20	E. John Finney	P.O. Box 2146 104 Moose Dr.	West Yellowstone, MT 59758	406-646-5155		
4	21	Richard & Jill Gertenberger	5610231 st, ct E	Spanaway, WA 98387	808-579-8125		
4	22	Brian & Ann McGeehan	76 Lucille lane	Bozeman, MT 59718			
4	23	James R. Standley	2649 Cameron Park Dr. #8	Cameron Park, CA 95682-8833			
4	24	dan & Melissa Alder	Box 1712	West Yellowstone, MT 59758	406-646-9361		
4	25	dan & Melissa Alder	Box 1712	West Yellowstone	928-726-3769		
4	26	Dodd, John & kelly living trust	3597 ball drive	Lake havasu city, AZ 86406	928-680-6450		
4	27	Karrie L. Taggart	P.O. Box 1417	West Yellowstone, MT 59758	646-5140	X	KLT
4	28	George & Kristie Leafly	1682 US. Hwy 89 south	Emigrant, MT 59027		X	EXM
4	29	Randall T. & Theresa Wiech	13578 Torrey Pines Drive	Auburn, CA 95602	530-885-1056		
4	30	Karl & Emily Cook	1276 north 15th suite 103	Bozeman, MT 59715	406-595-4506		
4	31	Gene E. Cook	1276 N. 15th Ave, Suite 103	Bozeman, MT 59715	406-586-0302		
4	32	Sarah Rodcay & Jonathan Heames	P.O. Box 1022	West Yellowstone, MT 59758	406-646-1061		
4	33	John Patrick McManaman	Box 161693	Big Sky, MT 59716			
4	34	James B. Davis	7513 Willowview court	Fair Oaks, CA 95628			
4	35	Robert Davidson & John Dunlep	3140 Prairie Smoke road	Bozeman, MT 59715			
4	3A	Myron & Karen Moore	6310 Cattle DriveBozeman, MT 59718	Bozeman, MT 59718	406-586-0377		
4	4A	Myron & Karen Moore	now just one lot	Bozeman, MT 59718	406-586-0377		
4	5A	Tom Heyes	P.O. Box 1002	West Yellowstone, MT 59758	406-646-4359		
		new lot owner					
		question owner					
		letters returned					

**HEGBEN LAKE ESTATES OWNERS' ASSOCIATION
SEPTEMBER 2009 NEWSLETTER
P.O. BOX 638
WEST YELLOWSTONE, MONTANA 59758**

Dear Members and Friends,

So much has gone on, it's been hard to keep up. Hopefully, this newsletter will fill you in on the activities of the past year.

HLE OWNERS' ASSOCIATION AND WATER/SEWER DISTRICT

After months of research, discussions and negotiations with the Hebgen Lake Estates (HLE) Water and Sewer District (WSD), the HLE Owners' Association (OA) Board of Directors voted 4-1 in favor of transferring title to lagoon site, all infrastructure and pertinent equipment over to the WSD.

Effective July 1st, 2009, RID #322 is no longer in effect. Your property taxes will be reduced as a result. However, the cost of water and sewer will now be billed to you by the WSD. More information will be forthcoming from them once the details have been ironed out.

BOARD VACANCIES

In June, Ed Millspaugh, OA President, resigned. Over the years, Ed has volunteered countless hours of his own time working on behalf of HLE. We want to take this opportunity to thank him for all his hard work and dedication.

Acting President, Robert Griffin, has served several years beyond his original term and plans to retire from the Board at the annual meeting. Other directors have also served out their original term, or longer. We would therefore like to have at least 3 candidates for the Board.

Now that the water and sewer responsibilities have been turned over to the WSD, we're anxious to turn our attention to other projects that would benefit our community.

Whether you have organizational skills to share or an interest in a specific project you feel the community could benefit from, please consider volunteering for the board.

Candidates don't need to run for a particular board position. Instead, once the new members are selected, the board members will divide the responsibilities up among themselves based on interest and skills. Terms are for 3 years and summer residents are encouraged to volunteer.

Any board member can take nominations. Contact information can be found on last page. We meet once a month for roughly 30-90 minutes, depending on the issues brought before us. Nominations and voting in of new members will be held at the upcoming annual meeting on Oct. 9th, 2009. Please be sure we have your proxy beforehand. You can mail it to HLE Owners' Association, attention Karrie, or ask someone who's planning to attend to bring it with them.

NOXIOUS WEED CONTROL

Ann Sexton and Edith Ford have again volunteered their time and energy flagging open spaces that still need attention due to the presence of Yellow Toadflax, Hoary Alysum and Field Pennycress. One spraying program of the road right-of-way has been completed and Yellow Toadflax will be sprayed soon. A second grant from the County has been received this year however the grant was much smaller. The program will therefore be reduced. We've moved the planned spraying date back to give native plants a chance to go to seed. Due to the reduced budget, this year's spraying will focus primarily on the common areas. There are a number of vacant lots with an overabundance of these weeds. We'll contact owners of said properties with some suggestions.

FIRE PROTECTION

We've had very preliminary discussions with the Fire Chief, the owners of the Yellowstone Ranch Preserve and the HLE WSD about what firefighting assets and plans can be developed to improve our ability to respond to a house or wildland fire in the Horse Butte area. Subjects to be investigated include water sources available to fill fire trucks, need for a firehouse, recruiting volunteer firefighters in the Horse Butte area, and wildland fire prevention/firefighting plan for the area. The next step is to arrange a meeting with the Fire Chief and other interested parties. We hope to arrange something soon and we will keep you advised of the status. Please contact a board member if you have suggestions on fire related issues we should be discussing with the fire officials. Or better yet, join the board and chair the project!

MONTHLY MEETINGS

HLE Owners' Association Board of Directors meets the second Tuesday of every month at the Clubhouse Inn at 5:00 p.m. These meetings are open to the public and we encourage members to attend when possible. Date, time and place are subject to change.

BITS AND PIECES

In order to save on postage, envelopes and time, please let Kairie know your email address so that newsletters can be e-mailed.

In this unsteady economy, we're pleased to report that a couple of new homes have been built in Hegben Lake Estates in the past year. We'd like to welcome all new residents to the neighborhood.

Our friends to the south, Yellowstone Ranch Preserve, formerly known as the Munns Ranch, have been working hard on a conservation easement. Their goal is to build as few homes as necessary while at the same time conserving the remainder of land for the betterment of our environment and the wildlife that inhabit our small piece of paradise.

OA BOARD Mtg

8/11/2009

AUGUST '09 HLE BOARD MEETING

August 11th, 2009

Kelly Inn

Meeting commences 5:10 p.m.

HLE Board members in attendance:

Robert Griffin

Ann Sexton

Karrie Taggart

Absent:

Jeff Schoenhard

HLE members in attendance:

None

Board reviews newsletter.

Jeff to send out reminders of overdue fees. Liens have been placed on those who are 2 or more years overdue.

Ed Guza. Nothing we need to do right now. Call after WSD meeting Fri, 8/14. Shaw report instrumental in DEQ change of requirements. Possible negligence on County's part. Ann will ask Ed about wording of HLE/County for newsletter.

Set up conference call with Ed Guza.

Noxious weeds. Department of AG grant specialist to visit our area.

Are we picking up Yellowstone Village tennis and pool maintenance?

Board needs to draft in covenants for dog problems for future incidents.

For annual meeting research locations such as the Povah Center and the Chamber.

Talk with Tom at Quick Print. Price out for copying, stuffing and stamping envelopes. Addendum 8/20/09. Price would be about \$166.00.

Web site, what about Jason Pond?

Karrie will pick up cabinet and files from Ed M.

Jeff's request for a fence was denied. Board suggested he stick within covenant requirements.

Gravel placed on Davenports curb and Fleming's every 5 years or as needed.

Transfer deeds

Meeting adjourned 6:40 p.m.

RE: HLE web site

Wednesday, August 5, 2009 7:25 PM

From: "karrie taggart" <karrietaggart@yahoo.com>

To: "Ann Sexton" <asexton@netscape.com>, "Robert Griffin" <perdix1@msn.com>, "Jeff Schoenhard" <jschoenhard@kellyinns.com>

Ann, what happened to conference call with Guza?

Can everyone else still make Tues. the 11th at the Clubhouse? Here are agenda items I have listed so far:

- 1- Overdue fees.
- 2- Jeff's fence.
- 3- Annual meeting date and place.
- 4- Website: do we want to ask Ed to attend?
- 5- Change of registered office *table til winter*

Anything you want added?

Please respond....

Karrie

--- On Wed, 8/5/09, Jeff Schoenhard <jschoenhard@kellyinns.com> wrote:

> From: Jeff Schoenhard <jschoenhard@kellyinns.com>

> Subject: RE: HLE web site

> To: "karrie taggart" <karrietaggart@yahoo.com>, "Ann Sexton" <asexton@netscape.com>, "Robert Griffin" <perdix1@msn.com>

> Date: Wednesday, August 5, 2009, 5:44 PM

> I looked through the check book and I

> believe we own the web site as we have
been reimbursing Ed.

> Check # 1059 on 4-30-08 we paid \$130.00

> for website

> 1069 on 10-14-08 we

> paid 95.00 for web domain

> 1083 on 2-5-09 we

> paid \$83.40 for web site

> I also have other checks that we paid prior years. So

> my belief is that if

> he paid for the site and domain name and we reimburse him

> then we own the

> page and site, not him. If all are in agreement then

> the next step would be

> how we would like to inform him of this?

> I have to be in Bozeman for dental appointments on the 11th

> but you are

> welcome to meet here in the Clubhouse if you would like.

> Jeff

> -----Original Message-----

> From: karrie taggart [mailto:karrietaggart@yahoo.com]

. Sent: Tuesday, July 21, 2009 5:12 PM

> To: Ann Sexton; Jeff Schoenhard; Robert Griffin

> Subject: annual meeting, etc.

>

>

> All,
> Couple things to follow-up on from last week's
> meeting.
1. HLE Annual meeting was held on August 12 last
> year. By-laws state this
> meeting shall be set by the board as to the time and
> date. Notice of said
> meeting will be mailed at least 10 days and not more than
> 60 days before the
> meeting. I'd like to see us give ample notice since
> we have a lot of
> out-of-towners and I need proxy's returned before the
> meeting.
> 2. Could we set a date and place ASAP via
> email? We need a date to reserve
> Povah Center (or wherever), notify members via newsletter
> where and when and
> I need to place the date on the proxy's that have to
> accompany the
> newsletter. It'll take me 'til the end of this week,
> possibly, to finish
> newsletter and we'll be into the last week of July by
> then. I'd like to
> suggest the first or second week of September. Should
> we stick with the
> Povah Center? Any other ideas? UPDH Firehole
> room is cheaper, but colder.
> Might keep the meeting within timeframe, ha ha. Just
a thought.
4. Ed called me the other night. The file
> cabinet the records are in are
> the Association's. However, Ed's interested in
> buying/bartering them from
> us. I think it'd be easier just to transport the
> files the way they are
> now. (On purpose, I didn't allow for a lot of storage
> space in my house but
> will make room if no one else can.)
> 5. Regarding the website. He said he wouldn't
> sell the website and gave us
> 3 options. First one is: for a flat rate of \$50.00
> monthly, he'd maintain
> the website which includes unlimited changes, upgrades,
> different codes each
> month, etc. Second option, he charges \$27 per hour,
> with a 2 hr. minimum to
> fix and/or maintain website on an as-needed basis.
> Third option: close it.
> Take note. There is a \$75 annual fee to the website
> host.
> Let me know what you think...
> Thanks,
> Karrie

>
>
>
>

OA BOARD mtg

7/14/2009

JULY '09 HLE BOARD MEETING

July 14, 2009

Kelly Inn

Meeting commences 5:10 p.m. Adjourned 7:15 p.m.

HLE board of directors in attendance:

Ann Sexton

Jeff Schoenhard

Robert Griffin

Karrie Taggart

HLE association members in attendance:

None

WEEDS: We received \$1,750 from grant. HLE has problem with Pennycrest and Toadflax. County says toadflax spreads by root, not seed, hard to eradicate. Ann purchased a backpack and herbicide with receipts given to Jeff.

WSD: Agreement for transfer complete. Robert talked with Myron he said Dee Dee Griffin notarized papers at First Security Bank. WSD to pay fees for recording.

ED MILLSPAUGH: Since Ed resigned we need all his documents and files returned to the board. Inquire about web site/domain name.

ROBERT GRIFFIN: Robert will definitely remove himself from the board as soon as new members volunteer.

BANK ACCOUNT: We need to remove Ed's name and add new ones. Bank needs minutes from annual meeting confirming new volunteer board members voted in. New members need to sign signature card at bank with Dee Dee. Notify Ed Guza and Winston Marosek. Current account balance 5,109.60. Seventy-five lots unpaid assoc. fees. Bill members separately from any other correspondence.

ED GUZA: Arrange conference call with Ed. We need to get reacquainted as to where HLE stands versus County. Ann volunteered to be temporary contact and will touch base with Guza.

REVIEW COVENANTS AND BY-LAWS: This has been tabled until winter.

BOARD TO-DO LIST:

Write up agenda prior to meetings

Meet with fire district

Contact owners who are in violation of covenants

Do condo owners pay association dues?

GENERAL DISCUSSION:

Upcoming newsletter will include: WSD/OA update, Ed's resignation, 2 new board positions available- volunteers?, annual meeting date time and place, and dog issue, deal on an individual basis.

Davenport's submit swing set plans with fencing. Plans meet covenant requirements, Board in favor. Robert will notify them.

Rob and Linda Steenerson submit deck addition plans. It's in accordance with covenants. Board in favor.

Baarstad's want to fence backyard beyond covenant requirements. Tabled until next month.

CONCLUSION: Ann wants to volunteer her services to the WSD. OA Board members agree this would be a good idea. We feel there would be no conflict since members of both boards are home/property owners. We all have vested interest.

June 9, 2009 OA Board Meeting

Wednesday, June 10, 2009 7:40 PM

From: "Ann Sexton" <asexton@netscape.com>

To: "ED & VICKY MILLSPAUGH" <emillspaugh@wyellowstone.com>, "Jeff Schoenhard" <jschoenhard@kellyinns.com>, "Karrie Taggart" <karrietaggart@yahoo.com>, "R D GRIFFIN" <perdix1@msn.com>

Below please find a summary of the discussions and results of the June 9, 2009 Hebgen Lake Estates (HLE) Owners' Association Board Meeting. The meeting was held at the Clubhouse Hotel, began at approx. 5 pm and ended at approx. 6:15 pm.

Board members present: Robert Griffin, Jeff Schoenhard and Ann Sexton. Karrie Taggart and Ed Millspaugh were unable to attend.

Subjects discussed/conclusions reached:

1. Review of the draft Bill of Sale, Agreement for the Transfer of the HLE Water Supply and Wastewater Treatment System, and Quitclaim Deed for the transfer of various water and sewer assets from the Owners' Association to the HLE Water Sewer District (HLE WSD).

There were no additional wording changes proposed to the draft documents reviewed. As part of the discussion, the question was raised as to whether any additional vote of the property owners was required. The conclusion was that facts had not changed since the Oct. 2007 vote by property owners approving the transfer of various water and sewer assets to the HLE WSD and that this property owner vote was still valid. Board members present also noted the importance of ensuring that this transaction is completed by the end of June in order for the termination of RID 322 to conform to the tax year and therefore permit a clean start up of the HLE WSD financial responsibilities.

The board members present then voted to accept the draft documents as reviewed without further change (3 votes for, none against) and to coordinate with HLE WSD to ensure the agreements are signed and the assets transferred on or before June , 2009 (3 votes for, none against).

Note 1: As the HLE WSD is currently in negotiation with the MT DEQ on an Administrative Order, we need to clarify the timing of the signing of the Administrative Order and the 3 transfer documents. This timing is to be determined by the HLE WSD. Ann Sexton will follow up with John Carstensen for his clarification of the timing.

Note 2: I happened to run in to Karrie this afternoon and discussed the transfer agreements with her, as she was in Bozeman last night and not able to return in time for the meeting. Karrie stated that she is in agreement with the Board signing the 3 transfer agreements noted above by the end of June and does not feel the need for any additional property owner vote.

2. Davenport plan for fenced area

The board members reviewed a drawing of a planned fenced play area submitted by the Davenports. This area measures 15 feet by 25 feet on the north end of the house, between the house and the property line. The fence is planned to be made of cedar boards approximately 5 feet high. The board members found the proposal to conform to the covenants and by a vote of 3 for, and none against, accepted the plan. Ann Sexton will advise the Davenports by e-mail of the acceptance and will forward a copy of the drawing to the Secretary for incorporation into the Board's records.

3. Dust Abatement

Ann Sexton contacted Dustbusters, the company performing the dust abatement last year for an estimate for treatment. Over the phone, I was told that the quote would be the same as last year, approximately \$4K, or just under \$30/lot. While the cost of the material is higher than last year, fuel costs are lower. A written estimate will be sent to Jeff Schoenhard via fax in the next few days. Contact has also been made with Morrison and Maerli regarding the payment of this service from RID 316.

Weed Control

Ann Sexton contacted the County Weed Supervisor's office regarding the possibility of any grant money for the 2009 weed spraying season. I was informed that there is \$10K remaining from last year's grant which is available on a first-come, first-serve basis. Applications were apparently mailed, on Monday of this week, to all parties participating in the grant last year. As of tonight, we have not yet received the paperwork(or if another Director has picked this up please drop it off to me so that we

can submit our application ASAP).

Jeff Schoenhard advised the Board that there was approximately \$5.5K in the bank account. By a vote of 3 for, none against, it was agreed that we would budget \$3K for weed spraying and request \$3K from the County in a matching grant for a total budget of \$6K.

5. Finances

In addition to his report of the bank balance, Jeff mentioned that he will review the list of outstanding dues by the next Board meeting so that actions can be discussed as to the collection of overdue amounts.

No further items were brought up for discussion. If any members present at the meeting find omissions or errors in the above minutes, or wish to further clarify any points, please don't hesitate to advise me.

Best regards,

Ann



OA BOARD Update

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Dust abatement/weeds

Sunday, June 21, 2009 6:33 PM

From: "Ann Sexton" <asexton@netscape.com>

To: "Jeff Schoenhard" <jschoenhard@kellyinns.com>, "Karrie Taggart" <karrietaggart@yahoo.com>, "R D GRIFFIN" <perdix1@msn.com>

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Hi all! Here is an update on some of the things I've been working on.

Last week the county approved the expenditure for dust abatement. Greg Johnson graded the road on Thursday in preparation. The company laying the dust abatement product left me a message Friday night that they will try to come tomorrow, Monday, weather permitting.

As part of the dust abatement discussion with Morrison and Maerli, I've been discussing the RID 316 budget with James Nickelson of M&M. I would like to have us review this budget, the type of work included, how the work is being coordinated and the reserve in the RID at the next meeting.

I've had several discussions with the County, the Big Sky Weed Coordinator and a rep from the Dept. of Ag about options for weed spraying. I'm trying to find some programs which might cost us less over time and be more targeted than broadcast spraying. I don't have any concrete ideas yet, but feel that we should probably develop some type of long term plan to spot spray concentrated infestations. The County's view is that our main weed problem, yellow toadflax, can probably never be eliminated. Our plan may need to focus on containment instead. Edith Ford has offered to help with weeds again this year. We are going to start to map the weeds this coming week as I continue to follow up with the County on a long term weed treatment plan. The application for a \$3,000 grant has been submitted - I will call the County this week and confirm whether it has been approved.

I have not seen anything yet from our lawyer about the documents we need to sign by month end. Has anyone heard from her/have an idea of her timing?

Warm regards,

Ann

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RE: Reorganization

Wednesday, June 24, 2009 10:45 AM

From: "Jeff Schoenhard" <jschoenhard@kellynns.com>

To: asexton@netscape.com, "Karrie Taggart" <karrietaggart@yahoo.com>, "R D GRIFFIN" <perdix1@msn.com>

This sounds find to me as I have no interest in the president or VP position.

Jeff

-----Original Message-----

From: Ann Sexton [mailto:asexton@netscape.com]

Sent: Wednesday, June 24, 2009 7:31 AM

To: Jeff Schoenhard; Karrie Taggart; R D GRIFFIN

Subject: Reorganization

Good morning,

As Winston reviews the transfer documents and makes changes, we need to reorganize the Board positions to replace Ed. Winston will then need to reflect these changes in the documents.

As Robert is currently VP and has a lot of knowledge and history of the board, I would like to nominate him to replace Ed as President (note I have discussed this with Robert already). I am willing to take over his VP position, unless either Jeff or Karrie want it.

Can we do an e-mail vote/discussion with Karrie as Secretary documenting the results?

Warm regards,

Ann

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CA BOARD Mtg

5/12/2009

HLE MONTHLY MEETING MINUTES MAY 12 2009

Meeting commences @ 6:00 p.m. at the Kelly Inn

Board members in attendance

Ed Millspaugh

Jeff Schoenhard

Robert Griffin

Ann Sexton

Karrie Taggart

Heames ask for metal siding reaching height of only 3 feet from ground on up. Metal siding cannot be used to cover whole house. There's nothing in the covenants stipulating metal siding can't be applied for smaller areas for aesthetics. Robert and Ann - There are differences between cheap metal versus upscale. Request granted based on length used, i.e. like wainscoating, not whole building. Height limit not to exceed 3 ft.

John Shaw balance - Do we apply the \$5,000 retainer now? No, pay the existing \$1,766 billed.

WSD increased hook-up fees. \$1,000 for sewer and \$1,000 for water.

DEQ disapproved refurbished units (see Myron Moore's email communication). So long as we stay in compliance, John Arrigo gives the okay to go with liner rehabilitation since we can't afford the alternative. Possible hook-up to town in the future. WSD to resubmit for discharge permit for lagoon liner. DEQ wants us to use 2 cells, not 1.

Ed Guza feels good with evidence and wants to meet with John Shaw, Ed Millspaugh. Shaw gives figure of \$500,000 to revamp and bring up to code the electrical system, fix pump, re-line and fix lagoons and fence.

Ann states County wants members to vote for dust abatement being placed in RID.

Meeting adjourned at 7:20 p.m.

transfer agreements

Wednesday, June 10, 2009 7:58 PM

From: "Ann Sexton" <asexton@netscape.com>

To: "John Carstensen" <jcarstensen@earthandwater.com>

Cc: "ED & VICKY MILLSPAUGH" <emillspaugh@wyellowstone.com>, "Jeff Schoenhard" <jschoenhard@kellyinns.com>, "Karrie Taggart" <karrietaggart@yahoo.com>, "R D GRIFFIN" <perdix1@msn.com>

Hi John,

At last night's HLE Owners' Assoc. Board meeting, we reviewed the transfer documents drafted by the WSD and have no further comments. While we understand you wish to have these documents signed by the end of the month, and we are prepared to do this, we would like you to confirm and coordinate the timing. We understand that you are currently in negotiation with the MT DEQ on an Administrative order and we believe that you would probably prefer to have the AO completed and signed before the transfer agreements are signed.

Would you please advise us on the HLE WSD's preferred order and timing of the signing of the above mentioned contracts.

Thanks in advance,

Ann
