

HLE Board of Directors monthly meeting December 15th 2015

Meeting commenced at 6:14 pm.

Present: Chris, Sara, Jennifer, Michelle and Edith by phone

1. Minutes from last meeting were approved
2. Treasurer report: \$ 28,004.88 in checking no change.
3. The Finneys have not been served. Michelle will call the Sheriff about serving.
4. Water/ sewer outages. Edith did not send out the letter. Will do so ASAP.
5. Road report: Chris is not plowing Coyote. He got close to a shut off valve and needs to be called. Driveways are now getting plowed.
6. Buffalo sign – no news
7. Welcome letter: Jennifer talked to David Robinson. There are binders in the rentals. He needs to approve our letter, and then they will go in the binders.
8. Front entrance sign: Rose needs a measurement. No size was discussed.
9. Tennis court and basketball hoop: Action will be postponed till March.
10. Davenport letter: Edith will contact county to see if they have finished the new application forms for variances.
11. Schoenhart fence proposal: Chris will talk to Jeff about the fence in the back of the lot.
12. Letter for Courtis will go out tomorrow. He most likely cannot apply for the variance until the county has the new application forms.
13. Exposed gas line at the little green house: The line needs to be buried 18". The name of the installer should be on the tank. Owner Catherine Miller P.O. Box 1623 WY
14. Collection of HOA fees from delinquent owners: Jennifer will contact Ms. Favre about necessary actions. She will also put a list of delinquent lot owners together.
15. Len Tilim wants to combine his 2 lots.
16. Change of Bylaws: It would be good to get the binder from Vonda so we can see what previous boards wanted to change. Jennifer will call Vonda about the binder she kept after resigning. A board member is going to Bozeman next Sunday and could pick up the binder.

Next meeting Tuesday January 19th, 6pm.

The meeting was adjourned at 7:15

HLE HOA Board Meeting 12/15/15 at 6pm

Agenda Items

1. Minutes from last meeting
2. Treasurer's report
3. Finney/Daz update
4. Water/sewer outages
5. Road report
6. Buffalo sign
7. Welcome baskets
8. Front entrance sign
9. Tennis courts
10. Davenport letter
11. Schoenhart fence proposal
12. Neil Courtis – out building on property line
13. Exposed gas line at little green house next to Ed Millspaugh
14. Collection of HOA fees from delinquent owners
15. Other items

OA BOARD to WSD Lack of notice for water outages 12/3/2015
Board

Hebgen Lake Estates Owners' Association

PO Box 638 • West Yellowstone • MT • 59758
E-Mail: hleboard@hebgenlakeestates.org
Web: hebgenlakeestates.org

West Yellowstone December 3, 2015

WSD
Dear Board Members,

During the last water outage residents complaint about a lack of information The HOA board hopes to fix that problem by putting your website address on our website as contact for water/sewer problems. The HOA Board also requested several years ago that the board be called in the event of a planned or sudden outage. We gave you a phone number that might no longer belong to a current board member. We are asking you to call Jennifer Reinsch at 307-690-2676 in the future to inform us of a problem. She will then send out e-mails to all residents who gave us their e-mail address. We think this arrangement is an advantage for everybody, especially Greg Johnson who received a multitude of calls.

Your HLE Owners' Association Board

OA Board Mtg

11/10/15

HLE HOA Board Meeting 11/10/15 at 6pm

Agenda Items

1. Treasurer's report
2. Attorney letter – follow up
3. Water/sewer outages
4. Road report
5. Buffalo sign
6. Welcome baskets
7. Front entrance sign
8. Tennis courts
9. Davenport letter
10. Schoenhart letter
11. List of unfinished business
12. Other items

Email Jennifer about collection Agency

HLE BOARD OF DIRECTORS MONTHLY MEETING NOV 10TH 2015

Call to order 6:17

Present: Chris Legour, Jennifer Reinsch, Sara Erbe, Michelle Barstad, Edith Ford

The minutes of the meeting on Oct. 8th 2015 were approved.


1. Treasurer's report: There a \$ 28,004.88 in checking.
2. The Board received no response and no return receipt from the letter sent to the Finneys. The next step is to have the letter served by the Sheriff. Michelle will talk to Sheriff.
3. Water/sewer outages: We will put the website address for the W/S district on our website. The W/S website has contact numbers for Gregg Johnson. We will also give the W/S district Jennifer's phone number as contact for our board.
Jason Howard installed the sewer for block 3 lot 46 and left a ditch that needs to be fixed.
4. Road report: Chris ?Mazur? was not able to plow by 6 am the day of the first snowfall because he was dragging up mud. He plowed later that day.
5. Buffalo sign: Sara will contact Rose Patnod about making a metal sign.
6. Welcome Baskets: Jennifer will arrange to have the "what to know about HLE" letter put in the daily rental properties. Sidney will put the letter in the winter news letter. We have to give Sidney more material to write about.
7. Front entrance sign: Sara will contact Rose Patnod about an estimate for a wooden sign.
8. Tennis courts: The Board will try to have the courts resurfaced. We will check if anybody in town works on tennis courts. Jennifer and Sidney will also look for grants. We will check with Morrison-Maierle about gravel for access paths to courts.
9. Our letter to Dan Davenport requesting he get a variance for his green house from Gallatin County was not answered. The Board will send a letter requesting he apply to the county within 30 days or we will turn him in.
We need to check if Neil Courtis-Magan Crowley did apply for a variance from the county for their sauna.
10. Jennifer will ask Jennifer Favre about procedure for the collection agency.

Next meeting Dec. 15th 2015 6pm

Meeting adjourned at 7:48.

HLE HOA Board Meeting 11/10/15 at 6pm

Agenda Items

1. Treasurer's report \$28,004.88 ; payments: Timmy \$75⁰⁰
2. Attorney letter - follow up no return receipt received; have it served by sheriff? Michelle will ask sheriff.
3. Water/sewer outages - Put Greg Johnson on our website
4. Road report - Chris WIS Board e-mail could not place because he was digging up mud - at 6-7 am
5. Buffalo sign - ~~that~~ sign by Rose Padwood - Sara -
6. Welcome baskets - Sydney will "what to know" all HLE
7. Front entrance sign - Rose Padwood - Sara will contact
8. Tennis courts - re surfacing? Check who does tennis courts in town, we will look into grants, gravel for pathways to courts - talk to Chris.
9. Davenport letter -  no answer - letter to inform us ~~in 30 days~~
10. Schoenhart letter - fencing temporary + will apply for variance
11. List of unfinished business -


12. Other items

Call to order 6¹⁷

Chris, Jen, Sara, Michelle, Edie

Ad. & the Min approved

- 3) give to a # to call - Jen 307-690-2676 - deal email
- 4) call Morrison - Maiale about Block 3 Lot 46 Harkine Miller needs to be filled
- filled up -

 Neil Canotis - Magan Crowley RO. 1717
need to ask when he chid with the county.
Jenifer will e-mail Jennifer about
collection agency.
Next Meeting: Tuesday Dec. 15 6pm
meeting call 7:45

\$4.20

HLE BOARD OF DIRECTORS MONTHLY MEETING OCTOBER 8, 2015

The meeting commenced at 6:14.

Present: Chris Legour, Sara Erbe, Michelle Barstad, Jennifer Reinsch, Edith Ford

Treasurer's report: \$ 28,092.79 in checking. Paid out: \$ 3000.00 to Yellowstone Weed control, \$ 67.30 to Quickprint, \$ 275.50 to lawyer. Received: \$ 300.00 from Sydney Sainsbury.

September minutes approved.

Edith needs to e-mail annual meeting minutes to Jennifer.

Building permits: 1. Construction plans for a single family home submitted by Sydney Sainsbury approved. 2. Legour fences around trees were approved. 3. Mendenhall landscaping fences were approved.

Variances: The board decided to change the guidelines on variances. From now on there will be no vote by all residents necessary to grant a variance. The board alone will make the decision.

1. A revised application by Gary Levert for a jack fence around his back yard was approved. 2. The variance application from Mike Schad for a Sauna located outside the setbacks could not be approved because it conflicts with Hebgen Lake zoning regulations.

Lot sales: Len Tillim purchased lot 12 block 2. Lots owned by Dave Neick and 4 K Limited are under tax assignment and the tax debt was purchased by Areo Holdings.

Road report: The snow plowing contract was given to Chris Mazur with the same specifications as last year.

Letter to John Finney: Jennifer will e-mail the letter to Edith; she will sign it and pass it around for signatures.

Jennifer and Chris will print out a budget and print it out. Fiscal year will run from Jan.1 to Dec. 31. The financial report will be put on the website every quarter.

It is planned to have Chris Mazur remove the rocks in the open spaces next spring. The board will inquire if he can also remove the rocks along the streets so the ditches can be mowed. The board will try to mow at least 1 open space next year.

The board will send an e-mail informing all residents the new lawyer told us fire pits have to be approved by the board and ask them to retroactively get their fire pits approved

The board intends to turn residents who have never paid a HOA fee in to a collection agency. Jennifer will e-mail Edith a list of delinquents. Edith will then mail out letters giving the delinquents 30 days to arrange for a payment schedule before they will be turned in.

Next meeting Tuesday Nov. 17th 6pm.

Meeting adjourned at 7:58

HLE HOA Board Meeting 10/8/15 at 6pm

Agenda Items

1. Building permit request from Sydney Sainsbury
2. Variance request – Leverts' fence
3. Lot Sales due to tax delinquency
4. Road report – snow plowing
5. Attorney letter
6. Legourd/Kennedy landscaping plan
7. Mendenhall fence request
8. annual budget for HLE HOA
9. expenditures report for HLE HOA
10. Other items

ben: 1000 sqft. single house)

Oct 8

6 ¹⁴ all here

1) Tuesday report \$28,092⁷⁹ after \$3000⁰⁰
67⁵⁰ quick pin 275.50 Lawyer,
\$300.00 from Sydney Sainsbury,
Swiss Precision was sent.

2) Minutes approved

✓ 3) Jenifer needs Annual Meeting min

2 3) Briefing permit,

2 4) Sydney Sainsbury approved, needs letter

✓ 5) Variance for fence. Variance approved.

no 6) Personal Service, Not approved - According
to county regulations setbacks apply for
structures less than 200 ft. Please resubmit

✓ 7) Barstad fence approved on account it was there
previously.
8) legwood landscaping, Landscaping plan,

2 9) Chandlerhall fence, approved

10) Lot Sales: ~~ben~~ → ben

Aschold { Neick →
4K limited under-tax assignment
Kristan purchased;

Block 2 lot 19 Duplex lot

11) Road report. Same as last year.

12) Attorney letter. Jenifer will print out e-mail.
We'll pass it around and sign. + Chris

13) ~~Fee collection~~ Budget: Jenifer will print
out. Fiscal year Jan 1 - Dec. 31;

Expenditures:

Weeds: Can Chris remove the weeds in
open spaces. Does Chris have equipment to do along
streets.

Budget.
Expenditures report every quarter on website.

Fix pits: page 12 subsection 6 -

Debt collection: Jennifer will send list col
I will write letters.

Next meeting: Tuesday the 17th of Nov. at 6pm.
Meeting adjourned. TSS

HLE Board of Directors monthly meeting Sept. 17, 2015 2015

The meeting commenced at 6:20

Present: Chris, Jennifer, Edith, Michelle, Sara

Minutes of annual meeting were approved

Chris was voted in as the new president

Sara Erbe was voted in as new board member

Michelle Barstad was voted in as new board member with no voting rights on fence issues till her own violation of the covenants on fences is resolved.

Treasurer's report: \$ 30,744.79 in checking. Jennifer will forward the Swiss Precision bill to Morrison-Maierle. There are no other bills.

Edith will check why Bob Goetschel's bill for the 2nd weed spraying was higher than the estimate.

Change of property: Debbie Robinson's house was sold.

Chris Mazur was approved for next winter's snow plowing with the same specifications as last year. Jennifer will inform Morrison-Maierle.

Stacy's fence was approved. Several small fences around trees were approved for Bob Strand. The lean to was approved for Gary Levert.

Edith will add to the Welcome Letter that the covenants are posted on the website.

HLE Board of Directors monthly meeting Sept. 17, 2015 2015

The meeting commenced at 6:20

Present: Chris, Jennifer, Edith, Michelle, Sara

Minutes of annual meeting were approved

Chris was voted in as the new president

Sara Erbe was voted in as new board member

Michelle Barstad was voted in as new board member with no voting rights on fence issues till her own violation of the covenants on fences is resolved.

Treasurer's report: \$ 30,744.79 in checking. Jennifer will forward the Swiss Precision bill to Morrison-Maierle. There are no other bills.

Edith will check why Bob Goetschel's bill for the 2nd weed spraying was higher than the estimate.

Change of property: Debbie Robinson's house was sold.

Chris Mazur was approved for next winter's snow plowing with the same specifications as last year. Jennifer will inform Morrison-Maierle.

Stacy's fence was approved. Several small fences around trees were approved for Bob Strand. The lean to was approved for Gary Levert.

Edith will add to the Welcome Letter that the covenants are posted on the website.

Edith will e-mail Jennifer Favre requesting a change on the letter to John Finney.

Edith will write letter to Jeff Schoenhart asking for information on fencing in back yard.

Chris will call county on Hawks shed.

The meeting was adjourned at 7:55

Next meeting Oct. 8th 6pm.

8/25/2015
Swimming pool

From: LewisSRobinson@aol.com
Subject: **Re: Please see attached Letter & Proxy**
Date: 8/25/2015 12:18 pm
To: hleboard@hebgenlakeestates.org

Dear Vonda:

What I would be happy to do is lease the pool property for \$1.00/yr to the Homeowners Association if they wanted to fix it up and insure it. It operated that way with the Timeshare Owners Association for almost 20 years, and if the County ever decided to get it off their delinquent list, take it over, and sell it for a reasonable price, or give it away, the HLEHOA would be the most logical recipient. Let me know if there's any interest in doing something like this and I'll be happy to put the wheels in motion. Quite frankly and as I noted in earlier correspondence, I can't see anyone in their right mind paying the full amount of the back taxes.

Thank you very much for your service on the HLE Board and to the Association members.

Most sincerely,

Lewis

In a message dated 8/25/2015 12:09:37 P.M. Central Daylight Time, hleboard@hebgenlakeestates.org writes:

Mr. Robinson,

Thank you for your letter and information. You are going back years with information that explains the current situation. We will discuss this at the annual meeting, mainly for the purpose of sharing with the property owners that have brought up the pool and what can be done with this lot. At this time, it does not appear to be open to selling and/or making improvements.

Again, thank you.

Vonda Laird, President
HLE Board

On Aug 20, 2015, at 5:42 PM, LewisSRobinson@aol.com wrote:

- > Lewis S. Robinson, III
- > President & CEO
- > Robinson Interests of MT, Inc.
- > 1006 Porpoise St.
- > Lakeway, TX 78734-4421
- > Mobile: 361-739-8568
- > Facsimile: 512-284-8606
- > E-Mail: LewisSRobinson@aol.com

Tm Pool 8/20/2015

ROBINSON INTERESTS OF MONTANA, INC.
Grizzly Cinema Partners, Inc. RSP Investors, Inc.
Gallatin Cable Telecommunications, Inc.
Grizzly and Wolf Discovery Center
The International Grizzly Fund
Yellowstone IMAX Theater
The Madison Addition
Yellowstone Village
Grizzly Park

Members, HLE Board of Directors
Hebgen Lake Estates Owners' Association
P.O. Box 638
West Yellowstone, MT 59758-0638
VIA E-Mail & Regular Mail

August 20, 2015

Dear HLE Board Members:

The purpose of my writing is two-fold; first I am sending my proxy and a check for the dues, and second, I would like to make a few comments about the Pool Property, since I see it's on the Agenda for the upcoming meeting.

Please let me begin by giving a short, but historical account of the lot the pool sits on. In 1995 I was asked by the Timeshare Condominium Association to take over the management of that operation, since it was in dire financial straits, having been fleeced by the management company they previously hired. Additionally, the previous company hadn't paid over \$142,000 in back taxes that they were contractually obligated to pay.

I agreed to take over the operation and pay the taxes provided they return ownership of a large and well-constructed A Frame I had previously given them, which served as an office and employee housing. The June night before the signed contract was to take effect, the A Frame mysteriously burned to the ground. I went ahead with the deal anyway, because the previous management company had insurance on the building. However, it took a lawsuit by the Condo Owner's Association (the cost of which I split with them) against their previous management company and about a year and a half to receive payment, which wasn't enough to replace my original structure.

When I finally received the insurance proceeds from the Condo Association, I used the money to repair and update the units and the pool, as well as install hot tubs and dressing rooms, instead of rebuilding the A Frame. Please understand that all of the aforementioned wasn't done purely out of the goodness of my heart. Earlier in 1995, I had purchased the remaining 95 lots in Hebgen Lake Estates (out of an original total of approximately 124) from a Florida company called Bluegreen Corporation. Quite frankly, if the Condos went bust and were boarded up, it would have obviously greatly impacted the viability of selling the 95 lots I had just purchased earlier in 1995.

1006 Porpoise St, Lakeway, TX 78734-4421 Ph (361) 739-8568 Fax (512) 284-8606
Post Office Box 1020, West Yellowstone, Montana 59758-1020

NOTE: Blocked calls are not displayed on this report.

For more information, see Junk Fax Report and the Caller ID Report.

Last Transaction

Date	Time	Type	Station ID	Duration	Pages	Result
Aug 18 5:45AM		Received	Star Manufacturing 3147813817	0:36 N/A	2	OK
<hr/>						
			Caller ID	Digital Fax		

All this brings me back to the pool lot and the issues I've had with the County since 1995. The previous management company was also obligated to pay the taxes on the A Frame, but didn't. Since the ownership of it remained with the Condo Association and was tied up in litigation, I went ahead and repaired the pool and its equipment because it was a very important amenity for the timeshare owners.

When I finally received ownership of Lot 18, Block 3 back from the Condo Association, I leased it to them for a \$1.00/year and recorded the lease. For what had by now been years, the County had been charging taxes on the property as if the A Frame was still standing and wouldn't budge on the taxes – neither would I. The Timeshare Condo Owners Association had a recorded lease on the property and I wanted some give on the taxes, which wasn't forthcoming. You'd think someone who had just paid over \$142,000 in back taxes in the same development would get a break, but nope, so sorry.

Consequently, the back taxes on that lot in 2015 are now approximately \$88,500. The new Whole Owners in the Condo Association (there are no more timeshare owners) didn't want the pool and sold or gave away the hot tubs, so there sits the pool. I'd be happy to deed it over to the Homeowners Association or the County, but I'm not going to pay the taxes on it. If the County wants to pursue the matter in court, I'd like to remind them that they lost a major suit Bluegreen Corporation had against them in the early '90s. That's how I ultimately ended up buying the 95 lots. The firm which handled that suit is the same firm I've used in Bozeman for many years.

In concluding, I don't have an answer for what should or could be done with the pool lot, other than what I've already stated, but if someone does, let's hear it. No-one in their right mind is going to pay \$88,500 for it, half that maybe and only if they like having a pool, but not \$88,500.

Most Sincerely,


Lewis S. Robinson, III
President & CEO

PS: If the Covenants aren't enforced, everyone suffers because it negatively impacts value. Serving on a Homeowners Architectural Committee is as bad, or worse than serving on a School Board. I know from years of experience. People you rule against generally think you're an asshole, but you're doing everyone else a big favor if you do agree to serve.

LSR/lr/Encls (2)

Star Manufacturing Group
 Sunen Dr.
 P.O. Box 430129
 St. Louis, MO 63143

FAX COVERSHEET

Phone (800) 264-7827
 Fax (314) 781-5445
 Int'l Fax (314) 781-5445

To Name JIM LAIRD
To Company J and V RESTAURANT SUPPLY
To Fax # 406-259-9733
Voice #

From Name Rodney Uttenhove
From Fax # 314-781-5445
Voice # 314-781-2777

Date Sent 08/18/15
Total Pages 2

Subject Purchase Acknowledgement

Memo





Board seeks Legal Council re enforcing covenants

8/10/2015

and ^{to discuss} why need to update covenants @ annual OA meeting

Edith Ford <eford2356@gmail.com>

HLE board request

3 messages

updating covenants

Vonda Laird <vlaird@jvrestaurant.com>

Mon, Aug 10, 2015 at 12:46 PM

To: Jennifer Farve <jfarve@qwestoffice.net>

Cc: Chris Legourd <clegourd@yahoo.com>, Edith Ford <eford2356@gmail.com>, jennifer Reinsch <jennifer_hol@msn.com>

Jennifer,

Our board is wondering if you could meet with us this Thursday the 13th in the morning. Everyone has so many questions on how to move forward with taking actions against those that have not adhered to the covenants as currently written.

We have our annual meeting on the 27th in W. Yellowstone, and would be a wonderful thing if you were available to meet with all owners to go over the possibility of updating covenants and why we need to do that. Of course this will depend on what we decide if able to meet on the 13th.

Let me know if you can squeeze us in this Thursday morning.

Thank you,

Vonda Laird
Vice President
J & V Restaurant Supply and Design
406-587-9303 - phone
406-587-3162 - fax
vlaird@jvrestaurant.com
www.jvrestaurant.com

Jennifer Farve <jfarve@qwestoffice.net>

Mon, Aug 10, 2015 at 12:39 PM

To: Vonda Laird <vlaird@jvrestaurant.com>

Cc: Chris Legourd <clegourd@yahoo.com>, Edith Ford <eford2356@gmail.com>, jennifer Reinsch <jennifer_hol@msn.com>

Hello Vonda,

10⁰⁰ am Ms. Farve's office

I am happy to meet with you on Thursday morning. Kindly let me know a good time and meeting place.

Thank you!

Best Regards,

Jennifer Farve

Attorney At Law

MOORE O'CONNELL & REFLING

P.O. Box 1288

Bozeman MT 59771-1288

Phone: (406) 587-5511

Fax: (406) 587-9079

website: morlawfirm.com

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From: Vonda Laird [mailto:vlaird@jvrestaurant.com]

Sent: Monday, August 10, 2015 12:47 PM

To: Jennifer Farve

Cc: Chris Legourd; Edith Ford; jennifer Reinsch

Subject: HLE board request

[Quoted text hidden]

Vonda Laird <vlaird@jvrestaurant.com>

Mon, Aug 10, 2015 at 12:56 PM

To: Jennifer Farve <jfarve@qwestoffice.net>

Cc: Chris Legourd <clegourd@yahoo.com>, Edith Ford <eford2356@gmail.com>, jennifer Reinsch <jennifer_hol@msn.com>

Let's say 10:00 at your office.

Thank you,

Vonda Laird
Vice President

Gmail

3 older messages

COMPOSE

Inbox (19)

Important

Sent Mail

Drafts

Spam (3)

Trash

Circles

eford2356@msn.com

MSN_Mail

Saved Emails

More

Chris Legourd

I think everybody knows now. I just found this in our local paper: HEBGEN LA

Chris Legourd

to jennifer, me, Sara, Michelle

I e-mailed Megan at the County Planning office and she said it was cancelled and that we have now until around March 18th to see

At our meeting last night we discussed seeking help from our I
Jennifer also works for Gallatin County of some issues and they
represent the HLE Board in this matter. The Yellowstone Villa
contacted Jennifer about doing the same thing and I just found
Jennifer has mentioned the names of a couple of attorneys who
Tara Depy in Livingston and Brian Gallick in Bozeman. Let me
want to pursue. Also the Condo Assoc is willing to join forces with
attorney fees. I told them I would ask, but I did not make any
a good idea and it may be a question for an attorney to see if it

Let me know how you all feel about this.

Thanks

Michelle Barstad

3-3-16

in:draft

Gmail

Move to Inbox

More

COMPOSE

Inbox (14)

Important

Sent Mail

Drafts (1)

Spam (7)

Trash

Circles

eford2356@msn.com

MSN_Mail

Saved Emails

More

to Sara, hleboard, Chris, me, Michelle

I agree with Sara, the newspaper said the Arnados offered up their property f
don't have a problem with a few campers being parked there simply because
have to give their permission. See if they will come to our meeting on Monda

Niffer

jennifer Reinsch, Sara, hleboard@hebgenlakeestates.org, Chris Le

I think there are more issues to consider before we agree that Habitat can
First of all we should know how many campers they want to put on our lan
they going to move the trailers every few days to dump in town?

Also HL Zoning does not permit recreational vehicles to be parked for mor
The access might be a problem. If you look at the map of HLE there is on
crossing private property. It will be hard to tell while snow is on the ground
road.

I also would like to know if Bill Armado withdrew his offer and why or if Hal
Being the weed lady I am also concerned about damage to the vegetation,
Are they going to mow the area where the campers are? They hardly can c
My pet peave however is the fact, that we will make yet another exception
months and the turn around and tell owners they cannot live on their own l
towards having squatters living here.

My suggestion would be to tell Habitat we will ask our owners about the is
RVs Perhaps the problem will go away..Edith

Send

OA Board Mtg
3 pages

8/6/2015

HLE BOARD MEETING

August 6, 2015

Agenda

Call To Order

Minutes from July meeting

Treasurer Report

\$30,038.59

*2619 ²⁵ Bob/Woods

Road Report

Call Morrison Maciech

Property ownership changes

- BIK 4 Lot 8A

Willishead sold to Casagrande

Building Requests

1. Nika Guide Fence - Pulled Request
2. Schoenhard Storage Shed - Request Candy Approval POU 1
3. Barstad Fench - Email ¹⁹⁹⁵ Board per fence in back of lot & remove front privacy fence.
4. Courtis Residence Block 4 Lot 7 - Plans presented
5. Davenport -
6. Leivert -
7. Tanner - Fine
8. Dodd - Changes Made
9. Strand - Review original proposal approved. Changes requested?

Weeds Grass seed purchase/fox tail problem

Signage

Welcome Baskets General letter to all property owners

Newsletter -

Lawyer meeting

Request Jennifer to attend annual meeting

Tennis court nets

Basketball Hoop

Website

Annual Meeting - Agenda

Vonda - Water Survey to use office space & permanent file for records

Mending
T.H.
P.M.

Annual

Jim - Pick up
Native grasses mix

HLE BOARD MEETING

August 6, 2015

Agenda

- ① Call To Order
Intro of new owners Casagrande / Courtis + Crowley / Sass et / McClusky Williams
- ② Minutes from July meeting *last year*
- ③ ✓ Treasurer Report
- ⑤ Road Report
- Property ownership changes
- ⑧ Building Requests *Property Issues*
 - 1. Pool
 - 1. Nika Guide Fence
 - 2. Schoenhard Storage Shed
 - 3. Barstad Fench
 - 4. Courtis Residence Block 4 Lot 7
 - ✓ 5. Davenport - location of greenhouse & not pre approved - Color change
 - ✓ 6. Leivert - Unapproved Fence
 - ✓ 7. Tanner - Unfinished deck & unapproved fencing
 - ✓ 8. Dodd - unapproved fence
 - 9. Strand
- ④ ✓ Weeds Grass seed purchase/fox tail problem
- Signage
- ⑥ Welcome Baskets *1st floor + covenants zoning Regs*
⑦ General letter to all property owners
- ① Landscaping - request volunteers
- Newsletter -
- ⑨ Lawyer meeting - presentation of general covenant
- ⑩ ~~action on~~
Tennis court nets
- Basketball Hoop
- Website
- Annual Meeting - Agenda

HLE BOARD MEETING

August 6, 2015

Agenda

Call To Order

Minutes from July meeting

Treasurer Report

Road Report

Property ownership changes ~

Building Requests

1. Nika Guide Fence ~ *withdrawn*
2. Schoenhard Storage Shed ~ *deal better to Jeff ahead*
3. Barstad Fench *County appraisal -*
- ~~4. Curtis Residence Block 4 Lot 7 *Pin*~~
- ~~5. Davenport~~
6. Leivert ~
7. Tanner.
8. Dodd
9. Strand

Weeds Grass seed purchase/fox tail problem

Signage

Welcome Baskets General letter to all property owners

Newsletter -

Lawyer meeting

Tennis court nets

Basketball Hoop

Website

Annual Meeting - Agenda

Labels for letter

pool

houses in

little green

houses

Call to order 5²⁰

~~Sassers~~ have people living in camper
present: Vonda, Edwin

Vonda will call Harrison - Manilee
about opening ditches.

Steven Casagrande new owner Block 4
lot 8a. - illegal Garage

Everything should be cleared up with
Williams (little green house)

Treasures:

\$30,038.59 -

Barstad: check on laws on grandfathering in
~~wood~~ Vonda will e-mail and ask if she
could move fence to back.

Condit: Plans presented

Dauverport: discuss at annual meeting,
change of house color

Levert: discuss at meeting to see what people
want

Tanner: go for fire; kind letters

Dodd: letter to ask, for new dimension of fence

Grand: look up air approval; look at minutes for change after

ask Laurie about views

Vonda will contact WSD to use office space and leave file cabinet

~~Harry~~: Vonda will ask lawyer to attend meeting.

Vonda wants the board together with lawyer before meeting.

I will talk to Mrs. Sasser about basketball hoops.

meeting adjourned: 7³⁰

call Vonda when I have time to meet with lawyer.

O A Board mtg

7/16/2015

HLE BOARD MEETING

July 16, 2015

Agenda

Call To Order

Minutes from June 10 meeting

Treasurer Report

Road Report

Property ownership changes

Building Requests

Koleilat flower bed

Nika Guide Fence

Weeds Grass seed purchase/fox tail problem

Signage

Welcome Baskets General letter to all property owners

Newsletter -

Lawyer meeting

Water & Sewer district plaque

Tennis court nets

Basketball Hoop

Website

OA BOARD Mtg

7/16/2015

HLE Board of Directors monthly meeting July 16th 2015.

Board members present: Vonda, Jennifer, Chris, Edith. Others present: Karrie Taggart
Meeting commenced at 5:10pm

Neil Courtis is breaking ground for his house without approval of Board. He needs to be informed that covenants require approval by the Board.

Shad is planning a snowmobile repair business at his house. He needs to be informed the covenants do not permit businesses with client traffic.

WSD is working on Coyote, where pipes tend to freeze in winter.

Loan for DAZ house was not approved. The buyer will rent temporarily. Let Nika (renter) know we did not receive her fence proposal.

Vonda announced that her term as president will end this fall.

Koleilat: Fence for flower bed approved.

We will send a letter to everybody citing the covenants about the types of work (any construction, paint, landscaping etc.) that need approval by the Board.

We will discuss past infractions at annual meeting.

Weeds: Cheat grass will be sprayed. Bob has do research on chemicals to use on Foxtail.
Bob will use same chemicals for Kochia as last year on one side of Buffalo Drive and a new agent on the other side to see what works better.

We will buy grass seed at AG Depot. Edith will ask Ann Sexton what kind of seed she used.

The board wants to tear down the "Yellowstone Village" sign at the entrance. There are questions as to who owns the sign. Vonda will talk about it to Shawn from Fire Department, Chris will ask Debbie Robinson.

The Board wants to landscape entry way. We will ask at annual meeting for design suggestions.
Vonda will ask John Dodd if he would be willing to help with the design.

Newsletter: Scrapped till fall.

Jennifer will ask Mr.Sasser about putting up the basketball hoop.

Date for annual meeting: August 27th 6pm. We need to send out proxy and agenda.
Next meeting: July 30th 5pm.

OA BOARD Mtg

6/10/2015

HLE BOARD MEETING

June 10, 2015

Agenda

Call To Order

Minutes from April 11 meeting

Treasurer Report

Road Report

Property ownership changes

Building Requests

Mike Schad Blk 2, Lot 31

Weeds

Signage

Welcome Baskets

Newsletter

Lawyer meeting

Water & Sewer district plaque

Tennis court nets

Basketball Hoop

Website

Landscaping the entry way

HLE board of directors monthly meeting June, ~~10~~ 2015

Meeting commenced at 5:20

Present: Vonda, Chris, Edith

Treasurer's report: Jennifer not present

Road Report: Chris will ask Greg Johnson why entrance is washing out so fast.

Vonda will call Morrison-Maierle about dust abatement.

Property Changes: Closing for Daz property is on June 15th.

Board is aware of noise complaint at Finney property. Vonda will e-mail the family that complained and call lawyer if nothing has changed. Mike Anderson, a project manager for a local construction company, is building a house with a floating foundation. Bob Strand feels a floating foundation is not conducive for local construction.

Edith will write a letter to Gary Levert about ongoing construction not approved by board.

Mr. Hawks is building something behind his house. Vonda will contact him and call county to see what type of building needs to be approved by them.

Edith will follow up with Swiss Precision and Yellowstone Weedcontrol about spraying for weeds.

Edith will call Betty about forming a weed district.

Jennifer will buy a "do not approach buffalo" sign online.

Edith will write a paragraph on Kochia for newsletter.

Vonda has not heard back from lawyer. She will call lawyer about noise issues with the Finneys.

WSD plaque: Vonda will contact the WSD and we will present them with the plaque on June 26th at summer-get-together.

Tennis nets are fine. Vonda's sons will put up 1 net.

Need to spray tennis courts for weeds.

Landscaping entrance: Vonda will contact fire chief to see what area we can use.

Next meeting planned for 7-15-15 at 5pm.

6:30 adjourned.

DA Board Mtg

4/11/15

Hebgen Lake Estates Owners Association Board – April 2015 Meeting Minutes – 4/11/15 at 1 pm

Attendance:

Vonda Laird – President

Jennifer Reinsch – Treasurer

Chris Legourd – Member

- 4/11/15 L.M.
Katherine Miller
5:00-6:00 PM
- Treasurer's report – current balance is \$29,985.82.
 - Katherine Miller who is currently building a house on Buffalo Dr still owes the HLE Board \$300 for the building permit. Contractor Cory McDonald 751-401-0258 does not go thru
 - Block 3, Lot 31 or 32?, has started to place location markers to build a house. The owner has contacted Chris and is planning to submit plans to the HLE Board in the near future.
 - James and Patricia Sasser have expressed an interest in changing the color of their house which is currently yellow. They will need to submit their new color choice for approval.
 - Edith is to contact Swiss Precision Landscaping out of Ashton, ID to see if they would be willing to spray for weeds and how much it would cost.
 - Jennifer has contacted the Park Service about obtaining a sign for Buffalo awareness.
 - Welcome baskets – no report or update.
 - Edith is to finalize the welcome newsletter which highlights some of the covenants. Once done Chris will submit a copy to Debbie Griffin, Property Manager of Yellowstone Village Condo Owners Association which will in turn send a copy to each condo owner.
 - Jennifer Favre, Attorney for HLE Board is to review the current covenants and by laws. She will also address the signs issue with the Phinneys.
 - An appreciation plaque for Hebgen Lake Water & Sewer District will be presented at the June home owners get together.
 - John Pritchard turned down request to install basketball goal post. Need to look at other options to install.
 - Tennis court nets still need to be inspected to see if they can be used. Chris will pick them up and store at Vonda's house for now.
 - HLE website is currently up to date.
 - Vonda will contact Bill McNutt to see if he's willing to maintain the website and produce a newsletter like he used to.
 - Some of the covenants need to be mentioned as part of the newsletter like:
 1. Reminder of proper use of recreational vehicles.
 2. Firepits
 3. Fences no longer than 25 feet must be approved
 4. No feeding of wild animals allowed.

Next Board meeting - tbd

Item	Qty	Description	Sell	Sell Total
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1 ea	425-LW910 End Kit, left hand, for TEM and TEL series (factory installed)	\$365.58		\$365.58
1 ea	(NOT included with merchandiser)			
1 ea	Kickplate, 20 ga. stainless steel, per linear ft.	\$240.00		\$240.00
1 ea	A115-16700 Cantilever Accessories, for 24" door models - basket, 5"	\$140.40		\$140.40
1 ea	deep with integral brackets & price tag molding for TEM and TEL series	\$40.50		\$40.50
1 ea	A115-16600 Cantilever Accessories, for 24" door models - shelf & price tag molding for TEM and TEL series	\$66.96		\$66.96
1 ea	A115-16800 Cantilever Accessories, for 24" door models - bottom shelf & price tag molding for TEM and TEL series			

ITEM TOTAL: \$10,265.96

1 ea FREEZER MERCHANDISER \$11,425.86 \$11,425.86

Master-Bilt Products Model No. TEL-5-30
 Endless Low-Temperature Merchandiser, Remote, 153.25" W, (5) 30" W
 hinged glass door sections (ends are not included), (25) shelves with tag
 molding, LED lighting, painted textured galvanized steel interior &
 exterior, temperature range -0° to -15° F, top mount coil, UL, C-UL, UL
 EPH

1 ea Two year parts and labor warranty on cabinets, standard
 120/208-230V/60/1-ph, 8.38/13.1 amps (total cabinet lights, heater, fans
 & defrost) 4 wire direct
 1 ea -0F degree average product temp, -10F suction 75F air conditioned
 store, 55% relative humidity, 100 degree air temperature at condenser
 intake

1 ea Black textured exterior finish
 1 ea White textured interior finish, standard
 17-09552 Condensate evaporator pan for remote TEM/TEL Endless
 Models

1 ea 425-RW910 End Kit, right hand, for TEM and TEL series (factory installed)
 (NOT included with merchandiser)

1 ea 425-LW910 End Kit, left hand, for TEM and TEL series (factory installed)

1 ea (NOT included with merchandiser)
 1 ea Kickplate, 20 ga. stainless steel, per linear ft.

1 ea A124-16700 Basket, 5.25" deep with integral brackets and price tag
 molding for TEM and TEL series 30" wide door models

1 ea A124-16600 Shelf, brackets and price tag molding for TEM and TEL series
 30" wide door models

1 ea 33-01462 Cantilever Bottom Wire Shelf, with 2-1/2" raised front lip and
 price tag molding for 30" door for TEM/TEL series

ITEM TOTAL: \$13,018.32

1 ea FREEZER MERCHANDISER \$9,948.91 \$9,948.91

Master-Bilt Products Model No. TEL-6-24
 Endless Low-Temperature Merchandiser, Remote, 143.5" W, (6) 24" W
 hinged glass door sections (ends are not included), (30) shelves with tag
 molding, LED lighting, painted textured galvanized steel interior &
 exterior, temperature range -0° to -15° F, top mount coil, UL, C-UL, UL
 EPH

1 ea Two year parts and labor warranty on cabinets, standard
 120/208-230V/60/1-ph, 7.45/13.1 amps (total cabinet lights, heater, fans

HLE BOARD OF DIRECTORS MONTHLY MEETING MARCH 7, 2015

The meeting commenced at 2:05

Board members present: Vonda, Jennifer, Chris, Edith

Treasurer report: There is \$ 29,087.00 in checking.

\$ 865.00 was paid to Pennsylvania Insurance Co.

2015 dues have been paid for 43 lots

Property changes: Debbie and David Robinson to Debbie Robinson

Mr. Marzurka, the owner of lot 8 block 1 wants to build a 2 plex or 4 plex and sell the units as condos or rent them yearly. The zoning change has to be approved by the County Zoning Board. The board of the condos is against the zoning change.

Vonda was not able to meet with the lawyer on account of the death of her brother. She will do it next month.

Weeds: We are still contracting with Bob to spray for weeds twice a year. Otherwise we are waiting for Betty to move forward with a Hebgen Lake Noxious Weed Committee. Edith will call Swiss Precision and check if they would spray for weeds at HLE to see if we can save money.

Jennifer will order a buffalo sign from Amazon.

Welcome baskets: We should add to the letter that garbage needs to be taken to the Transfer Station.

Chris wants 16 letters for the condos for the May meeting. We will also print a letter for the daily rentals and give it to David Robinson to display in the rental units.

Vonda will buy one Welcome Basket.

Plaque for WSD: We will have a reception with WSD during the first part of June. Vonda will order a plaque from Bozeman Trophy saying: In appreciation of a project well done. Your HLE neighborhood.

New Board member: Jennifer was not able to contact Stacy. She will continue to try to reach her.

John Pritchard will be asked to put up the basketball hoop.

The net for the tennis court was left lying in the snow all winter. It needs to be checked out. If it is usable, the board will buy a Rubbermaid tote for it.

Vonda will talk to Bill about posting the minutes on line and doing the newsletters.

Next meeting April 10th at 1 pm.

The meeting was adjourned at 3:30.

HLE BOARD OF DIRECTORS MONTHLY MEETING FEBRUARY 7, 2015

Board members present: Vonda, Jennifer, Chris, Edith,
Guests: Karrie

The meeting commenced at 2:10

September minutes approved
October minutes approved

Treasurer's report: The dues notices were sent out February 1. There is \$ 25,427.32 in the bank.
Payments: P.O.Box, website, stamps.

Road report: Nothing was resolved between Chris and the WSD about getting the roads ready for snow plowing. No gravel was added around manholes.

Ed Milspaugh complained about Chris kicking up gravel while plowing.

Melissa Finney informed Jennifer that Chris damaged newly planted trees while plowing. This is an issue between the Finney's and Chris. The board suspects the trees were planted in the easement. The covenants permit landscaping the easement, but the landscaping cannot interfere with the use of the easement, which would include depositing snow in the easement. The board will check where exactly the trees were planted after the snow is gone.

Susan McClure complained that Jodi Hawk is pushing his snow into the yard across the street. The board cannot act on complaints made by somebody besides the affected property owner and it is again questionable if the snow was pushed into the easement or the private property.

Property ownership changes: Ann McGihan to Thomas and Susan Moore in November. Meyer to Batts. Block 1 lot 7 to Joseph Marzuka.

Building requests: Newmayer and Brown. There were problems with the setbacks, which will be addressed by the owners.

Weeds: Betty from Sagebrush Floral wants to start a weed district for West Yellowstone. HLE wants to help with this. Edith will talk to Betty.

The Daz property is for sale. There are complications because they enclosed a porch and added a shed without permit. This is a county issue.

Vonda will talk about the Finneys with the lawyer and address their signs and litter.

Karrie will look into getting a "do not approach the buffalo" sign for the subdivision.

John Dodd claims he received approval for his fence from Scott Benson. The Board was definitely not informed by Scott about this.

North Hebgen Multiple Resource Project: The forest service plans on cutting trees in the area between Rainbow Point Campground and Hebgen Lake Estates and along Rainbow Point Road. Jennifer did send out an e-mail to all HLE owners telling them that they should comment on the issue by February 24, 2015.

Rainbow Point Road Turning Lane: A turning lane is planned for 2020. Now is the time to comment on the issue. Jennifer sent out an e-mail letting owners know.

Welcome Baskets: Karrie and Edith will work on the issue.

Next meeting planned for March 7 at 2 pm.

Meeting adjourned at 4:15.