



Hebgen Lake Estates Owners' Association

Board Meeting Notes April 15, 2026

Attend: Billi Taylor, Ashley Thompson, Penny Myers, Blue Eisele, Kate Eisele

Absent: Katie Thompson

1800 - Billi calls meeting to order

-March meeting notes approved

-Financial Review and Property Manager Report - postponed until next meeting

-Member survey results - postponed until next meeting

New Business

1. Covenant Violations

Unauthorized deck. Ashley will send a notice letter.

Burning Garbage. For the time being, the OA will monitor and report to the fire department, rather than issuing a notice of covenant violation.

Unauthorized Fire Pit. Ashley will send a notice letter.

Create a Covenant Violation tracking spreadsheet. Penny

Barking dogs and unsupervised dogs at large: Gallatin County Ordinance, Sheriff's Department (first fine is \$50, then increases with each instance)

Propane Tank not screened from view: Ashley will send a notice.

2. Should the Board continue to issue notices of covenant violations to owners that state they will not comply with OA protective covenants, and send hostile replies?

YES.

3. Ashley is writing the **Spring Owners Association Newsletter**

Topics: New weed policy, pet courtesy, waiver clause, 2026 RID tax rates (paid by escrow), trespass on open space, trespass on private property of absentee landowners, fire pit setbacks, fire preparedness, notice of virtual Board meetings,

Board election information, and notify the OA Board of broken street signs and other maintenance

4. Add to future meeting agenda: Interview with Chief Shane Grube. What is the purpose of the HLE Fire Station? How is it staffed? Do we get a break in our homeowner's insurance based on "distance to fire station"?

5. **Questions for our attorney**, Alanah Griffith

1) Has the Owner's Association ever sued a member for a covenant violation?

6. **New mail** received since March 28, 2026:

2 Letters from Michael Eisele April 2: Ashley will reply

2 Letters from Clint Humphreys April 5+9: Ashley reply

House Build inquiry, Craig Tureman, March 26, -Penny

Manufactured House Build inquiry, Jason Tolman, April 9, -Penny

7. **Missing electronic OA records** from 2017 through 2024

Kate Eisele suggests we contact Vonda (former OA president) to ask if she received the digital e file download when the OA switched email servers. The old email server company went out of business. Penny will contact Vonda. Michael suggests Patrick's old laptop. If we knew the names of the people involved, we could search for email strings.

8. We have 4 volunteers to serve on an **ARC advisory committee**.

9. **Broken street sign**: Penny will contact Greg Johnson for recommendation on re-install person.

10. **Entrance sign** addition: Penny will contact Tim Campbell, at Lodgepole Signs, for a cost estimate.

11. Add to future meeting agenda: Do we want to pursue a **workforce housing** zoning definition? Penny contacted the Gallatin County Planning department to request the definition of "family" as it relates to "single family dwelling unit". Big Sky added a zoning definition for "workforce housing", that controls occupancy in a signal family dwelling unit that is not being used for family housing.

Old Business:

1. Covenant Violation letters pending from last ARC meeting
ARC permit: missing information - elevation, grade, kennel, etc. -Ashley will finalize and send letter

Tire Garden - Ashley will finalize and send letter

Incomplete ARC package for Garage: fee, LUP, and confirm no 2nd dwelling. No response. Penny will contact the applicant.

Industrial retaining wall- Ashley will finalize and send a notice of violation letter.

If we need to follow-up due to non-compliance, we can discuss whether or not to involve the attorney. This covenant violation situation is unique and does not fall under the statute of limitations.

Missing ARC packet info: deck not included in approved ARC permit - sent by Katie after last meeting, no response at this point.

Missing setback and LUP info for Garage: sent by Katie, owner responded with corrected site plan, but we are **still waiting** to receive LUP has not been received

2. Penny upload **draft ARC Packet** to Google Drive

3. Member Concerns

1. **Construction Equipment:** “home occupations shall not be visible” (this is a zoning regulation violation)
2. **Lot line setback violation?:** Owner of two lots has built on property line and wants to add a single-wide to the other lot. If they combine lots, they won't be able to have a second primary structure, and if they do not combine lots - it appears they have placed the existing home in the lot line setback. This is a zoning regulation violation - unless they received a zoning variance
3. **Law suits:** May need to take a neighbor to court, even though the OA attorney has advised against it. Two examples of covenant violations that impact the community far more than most covenant violations and (the member) feels they are worth pursuing in court or at least having the attorney address the violations with a letter.
4. **Property Value** Concern about lower property value due to the “trailer house” look of single wide homes. Doesn't match the character of the neighborhood.
5. **Trespass and vegetation damage:** Contractors crossing lots with heavy equipment, including blading across a lot without owner permission
6. **Owner recommendation to hire a professional management company.**

3 Wrap up: The next OA Board Meeting is planned for **May 13, 2026.**