Hebgen Lake Estates Board Meeting

5/13/2026 6pm – 8 pm

Attend: Katie Thompson, Ashley Thompson, Penny Myers

Katie is sending **delinquency notices** this week.

Payment to OA attorney approved.

Notes from April 15 Board Meeting approved.

Member Survey Results: Katie will gather information to be posted on website.

Katie explains Capitol Funds VS Maintenance Funds

Katie sent inquiries to a couple **weed control contractors** but has not heard back.

Katie spoke with **two attorneys** who would be willing to help out the OA if the OA has an urgent need for legal advice and Alanah is not available.

Katie researched a couple **property management companies**. Hiring a company would require a member vote and we would be lucky if we found one that charged $1,500 per month. They would have trouble enforcing the covenants for the same reason the Board does: poor covenant language, statute of limitations, and variances granted by former Board members.

The meaning of the **attorney's letter** is clear to the majority of the Board.

Katie's research into **OA member fees**: **ARC fee of $300** is in line with other Owner Associations. HLE **owner fee of $75 per year** is lower than similar properties which range between $100 and $200 per year. The owner survey was about equally (?) divided between those that though $75 was too low and those that thought it was too much. Board input: The $75 covers weed spaying, not sure it covers additional expenses such as attorney fees. Katie will take another look at the end of the year to see how the fee and our expenses balance out.

~~Fining Schedule? That is far in the future and only if we receive the member votes to add fines.~~

Open House with Owners Association Attorney: June or July move forward to next meeting agenda

Welcome letter – Billi? (not here, move forward)

Protocols for issuing Notices of Covenant Violation: 1) email notification 2) if no response, send a paper letter 3) if no response, send a certified letter, 4) letter from attorney

If owner is in violation of the protective covenants and they respond negatively to a notice (will not comply), decide whether or not to move forward.

We do not act on verbal complaints. Complaints from members regarding covenant violations must be in writing.

Katie will research the response deadline protocol. All notices of violation must include a "respond by" statement if we expect a response.

Notices of Covenant Violations:

VN Katie will send an email to _____ re: site plan showing the 2 decks that are missing from the Moose Drive approved site plan.

VN Katie will send a paper letter to _____ re: no plans submitted to ARC for deck, fire "pit" (safety message), and contractor traffic across neighbor _____ lot (weeds, trespass).

VN Katie will send a paper letter to _____regarding fire pit (ARC approval required and setback info, plus fire safety info).

VN Tank (_____) - let it go

VN Industrial retaining wall (_____) – let it go, the house sale is pending

VN Single Wide landscaping, elevations plans, etc. (_____) - no response from owner

VN Tire Garden – solved

ARC Reviews:

ARC – garage on Buffalo approved (_____)

ARC – garage on Grizzley Bear approved (_____)

Next ARC Meeting: 5 pm, May 21

New ARC Packet: Please add three items: checklist item: max height for accessory structures in 24 feet from original grade**,** show any platted easement on site plan map, add floor plan to "required" column of checklist

Newsletter - The annual owners meeting is usually in September, before the seasonal residents leave. Ashley is not available the last 2 weeks of September. Date of meeting not resolved. Fireworks message (Penny will gather info. Can include in newsletter or post on webpage) Chief Grube's Summer 2026 Fire Safety Letter to HLE Owners – can be posted on webpage.

Webpage: there is no weed info. Penny will find something to submit for review.

Workforce Housing Definition: move to future agenda

Email response protocol: initial response within two working days - simple acknowledgement that message was received and will be addressed at the next Board Meeting on (date). Unless it requires an immediate response from the Board – then can forward to Board with "URGENT" or other title.

Snail Mail:

2026 RID and road grading info: 2 letters from Morrison-Maeirly. Penny will draft a summary for webpage.

Street sign repair and maintenance of OA property: move to future agenda

Zoning and covenant violations on Buffalo Drive property (_____) : move to future

Entrance Sign Addition: Penny will send design to Ashley and Billi for review

5 ARC volunteers: One unified response is better than 5 individual email responses.

ARC Review Tracking Spreadsheet: Penny will submit a draft in the Google Sheet format.

VN tracking spreadsheet: Penny submitted a draft to the Board (XL format in April)

Questions to Alanah: Board will take a look at draft and decide if want to send

Yield Sign safety concern: Move to future agenda. Need owner approval

Member complaint (_____): neighbor's lights, location of "trailer', lack of privacy, lack **of** action by OA: May have been resolved. If member has further concerns Board will address.