Hebgen Lake Estates Board Meeting

October 14, 2026 at 11:00 am

Board Members and Property Manager Present:Ashley, Katie, Penny

OA Members Present: none

Vote to approve September Board Meeting notes (and post to webpage) - approved

Vote to approve the Annual Member Meeting notes (and post on webpage) - approved

Monthly Finance Report (whatever format and contents the Montana Non-profit law requires us to document and post for our members each month. Proof that bank account has been balanced each month? Bills received, bills paid each month?)

Member Updates –Report property changes each month? Former Boards provided number of property changes at the annual member meeting and some tracked number of new homes and reported that to members also.

Member Contact List: Which spreadsheet (where is it filed?) are we all using to make updates to our member contact list? - in our google drive

Correspondence update- Last half September/First half October (Make this a monthly agenda item?)

Old Business:

Welcome Packet:

Spare PO Box key: Did the key I paid for show up in our HLE PO Box? Should have arrived no later than 9/15

•Member complaint about condition of lot near her home. Dead snowmobile, old woodpile near house

• Member meeting: items to resolve

•Owner Liability re easements on private property: Shealey request for Attorney info

•Weed spray Opt-Out form – ready to post on Webpage and send out in November with dues statements?

•Bear Attractants: Contact condo manager re -unlocked trash container (is Chris LeGourd the current manager?) (how long is it left unlocked and unattended each day?, week?)

• Member claim that the term “single-wide home” is present in the covenants and specifically prohibits single-wide homes in HLE: (send it to us when you find it)

•Member complaint about HOA not keeping up on property liens – what is the OA Board’s plan for filing or not filing those? (liens are good for ten years, if they were up to date in 2025, (according to R they were) do we have any reason to file any new liens based on 2026 member dues not paid?

•Member complaint that our OA non-profit should not be paying for a PO Box – (do we want the member meeting notes to include and respond to all the budget and finance related complaints we heard at the meeting?)

•Contact Kevin Adams: “please confirm that you are not renting your house at B3L1 for less than 30-day periods, so that we can respond to member concerns re short term occupations, stack of trash bags (unknown contents) sitting outside house. Ask Kevin to post a copy of the HLE good neighbor rules for his renters

•road sign replacement update – (Sept 25: County is in the process of purchasing the signs for Morrison-Maierly to install)

•entrance sign cost estimates – in progress, no new info

•Insurance Coverage- Who is our provider? Do we have a policy? Where are they sending OA bills (Ron’s email maybe)?

•Manufactured Homes – New Montanan code, our covenants, Alanah’s answers

•Pay Katie, schedule a working meeting re: new agreement (October, November?)

• OA paper records and storage of OA “stuff”

•Member Complaint re WSD lighting issue. The WSD is not in HLE subdivision, but the General Practices section of HLZR applies to all HLZR zoning districts and it states that outdoor lighting will not be directed off site, etc. This situation has been resolved to OA member satisfaction.

•Did we receive ARC fees from Tammy Tessmer for her prefab shed? If so, we need to talk about a partial refund. (fees paid to the OA should be viewable in our monthly financial report – shouldn’t they?)

•Did we receive ARC fees from Tim Rude for his propane tank? If so, discuss partial refund.

•Craig Tureman paid $300 – pretty sure Katie told us he paid, which is why we issued a permit. Need record of these payments.

•No response from Steven Shealey regarding the “project file” he submitted after being informed we could not open it.

•Any other items to resolve from the 2026 Member Meeting or “Old Business”? (ARC, VN, mail, etc?)

New Business:

• Alanah Griffith: (if we have answers and a bill in time for October 14 Board Meeting)

•What to do about 2026 monthly Board meeting notes and monthly finance reports which are not posted on the OA webpage? No meeting or finance reports posted for May, June, July, August, Sept. (Draft of May notes are in Google Docs, need May finance report.)

•Terms and rates of new 2027 agreement with Katie Thompson – check existing agreement, create new agreement and effective dates

•Bear Aware letter from Jeremiah Smith, FWP Bear Conflict specialist – email to members, (and snail mail about 22 copies?) We need the most current member list.

•Blocked Access to open space (for weed contractor) – Alanah’s answers

•How are we going to inform members of the new dues rate? Vote and publish new rates at November Board meeting? - can only contact with information we have

•Update to ARC packet: Vote and publish new ARC rates at November Board meeting? When new rates go into effect post a new exhibit for “simplified” ARC submission on the webpage

•Tammy Tessmer’s ARC review packet was snail-mailed to us Sept 15 – did we receive it?: Vote to Approve and issue a Permit?

•Kelly and Jack Hart’s ARC submission emailed to Board September 23: Vote and issue permit?

•Tim Rude ARC packet complete with additional photos emailed to Board Sept. 25: vote and issue permit?

•Board Meeting Rules: Are we meeting Montana Non-Profit regs and our by-laws concerning timeline for posting meeting agendas? Can we simply post the same recurring agenda items, or do we have to be more specific?

•Billi: anyone know Billi's phone number, so we can contact her if we need her vote while penny is gone?

•Are dues invoices going out in November? Need updated member list. How? When iTax an deed database shows street address, not mailing address.