Hebgen Lake Estates Annual Board Meeting
September 20th, 2026
6PM at the Povah Center

Agenda Topics:

- Budget and Finance Report - Katie

- Member Dues
    - Increase to $100
        - To keep up with inflation.

- Member Survey Results
    - highlighting actions taken
        - Working to be more transparent - getting better at taking notes and posting them in a timely manor
        - New street signs - being installed
        - Adding sign to entrance of HOA
        - Most people are concerned with road infrastructure, property values, rule enforcement and transparency
        - Majority of owners are open to a conversation about updating covenants & by-laws
            - This would better allow the community to set up clear guidelines for the board and owners; allow for better enforcement of covenants and bi-laws; have a clear fee schedule; be reflective of the current community needs.
    - still open, https://docs.google.com/forms/d/e/1FAIpQLSd4b0iAGmn4V_DskbMAJfMdRF4WREJoU47zW4yplAef0ELcsA/viewform
    - Can be found on the home screen of our website: https://hebgenlakeestates.org/
- Rainbow Pt Road Reconstruction Update: 2027
- Hwy 191 to HLE USFS Fuel Reduction Project Update
- summer newsletter
    - Did you receive one?
- New Weed Control Plan that matches the covenants. New Contractor - Ashley
    - Following covenants – spraying ROW
    - Covenants: Section 5
        - E. NOXIOUS WEEDS (1) It shall be the duty and obligation of the Owners Association to control all noxious weeds upon the premises in accordance with the County Weed Supervisor's recommendations. In this connection,

the Association shall remove all noxious weeds from the common areas and shall require all lot owners to remove all noxious weeds from each of their individual lots.

- Traven's Company - T Dubs Custom Spraying LLC
  - Info@tdubscustomspraying.com
  - +1 (208) 569-2781
  - tdubscustomspraying.com
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  - Insured and licensed contractor, all products being used are on label and EPA approved.
    - Has seen great results with his approach.
  - Working to tackle the weeds over a 3 year period (3 year contract)
    - Need to focus on the worst, and understand it will never be 100%
  - One visit - keep cost low
  - Need to give the treatment 3 weeks to see results. They do not just die off instantly.
- Community Weed Pull Next Year

- Manufactured Homes: Montana Law, Attorney Information
  - The biggest recent change in Montana is that state law now prohibits local governments from treating manufactured housing differently from other residential homes simply because of the construction type. This was strengthened through recent housing legislation and is reflected in the 2025 Montana Code.
  - Attorney Information re: chemical application on community property, Access Easements
  - I think we need to contact owners about accessing easements

- Updated Website – Ashley
  - Working to clean up the website
  - Keeping information and links up to date
  - Adding sections on weed management, Penny's quick guide to the neighborhood,
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  - Updating the ARC submital forms
    - Updated fees:
      -

- What does our insurance Cover?
  - Still working on getting digestible information for the community

- What does the HOA do?
  - What does the Hebgen Lake Estates Owners Association Do?

- 30+ years of meeting notes show SOME of what past Boards did for members. The notes are available on the OA website.
- Member Representation: Volunteer Board members do not patrol the subdivision looking for covenant violations, trespass, maintenance needs, weeds, or other issues. The Board will respond to member questions and concerns sent to us in writing. The Board will not share member names when contacting owners to inquire about a possible covenant violation, however, should an issue go to court, according to our attorney: all applicable documents may become part of the proceedings. All owners have the legal right to enforce the HLE protective covenants. The entire community is responsible for the safety and condition of the community, not just the 3 volunteer Board members.
- Member Participation: It is difficult to represent members when we receive only 30-35% participation
- Covenants and Zoning Regs: The Architectural Review Committee reviews construction, installation of prefab sheds, and landscaping plans for compliance with HLE protective covenants. The Board does not have the authority to grant variances to any part of Hebgen Lake Zoning Regulation. (Example: Lot Line Setbacks) We require that a Gallatin County Land Use Permit (LUP) be submitted to the Board, along with the documents and drawings listed in the HLE ARC packet. We check structure location in relation to lot boundaries, easements, setbacks, and community property. We also require documents to show safety setbacks for propane tanks and outdoor fires.
- Variances and amendments to covenants: The Board can grant variances to SOME covenants providing that the variance meets the requirement of “preserving open space, scenic quality, and wildlife passage” and the variance does not violate zoning regulations. Any changes to the HLE protective covenants have to be approved by 75% of the OA members and Gallatin County Planning and Zoning Department.
- Liability Insurance, noxious weeds, MT non-profit requirements: The County requires that an Owners Association exist in order to maintain liability insurance on community owned property and to meet Montana requirements for non-profit organizations. The OA is required to control noxious weeds on community property, maintain specific financial records, tax exempt status, and more. If you are interested, you can look up the Montana code regarding Non-Profit organizations and you can read the meeting notes from the September 2025 owner meeting that document our attorney’s answers to member questions.

- OA Records Keeping, a big job: The OA is required to store records and make them available to members as described in Montana code. The Board is in the process of finding, labelling, and digitizing all paper OA records. The records go back to around 1979 (that's 47 years). At least three consecutive years of Board meeting notes are missing and several years of Board records pertaining to construction approvals and covenant violations are also missing.
- Tracking owner/member changes, a big job. Montana Cadastral property owner information can be 6 months behind and there can be significant delays to property deed updates in the Gallatin County Clerk and Recorders Office database.

- The OA Board:
- Maintains an OA a website: which continues to be updated.
    - 1) provided a .pdf of the HLE plat that anyone can view or print,
    - 2) added meeting link
    - 3) created new ARC process and forms,
    - 4) new Quick Guide to covenants,
    - 5) new HLE weed ID guide
    - 6) links to zoning documents, meeting notes, etc.

- Safety information packet for renters. The County inspects short term rentals and requires that certain safety notifications be posted in short term rental units, but they do not inspect VRBOs or Air B&B that rent for 30 days or more. We will provide rental owners with information about Bear Aware, emergency evacuation route, structure fire response times, rules about ATV, motorcycle, and snowmobile traffic in the subdivision, and other "good neighbor" and safety information.
- Monthly Board Meetings (with a link for anyone who wishes to attend) 2nd Wed of each month at 6pm
- Annual Member Meeting: members are invited to submit ideas for the gathering (pot luck?), agenda items and meeting dates and times for 2027.
- Welcome and Information packet (in progress) for new owners & Realtors:
- Annual Newsletter: members are encouraged to submit topics
- Manages a multi-year Weed Control Agreement: After negotiations, it is capped at 6K/year and includes several options for controlling the specific invasive species in our subdivision
- Hired a Property/Finance Manager to handle: mail, track and report B&F, property owner changes, liens, etc. No one volunteered to do this job for

the OA. Dues are based on B&F information. If you want to know where your dues go, see the B&F report in the notes from every annual meeting for the past several years.

- Timely response: Our employee responds to HOA email received within 48 hours during the work week and checks our PO Box 3 times per week: The Board may not be able to answer a question without additional time to research OA records, contact appropriate agencies, or our attorney to determine correct answers and the limits of our authority.
- The Board keeps an attorney on retainer that specializes in Montana Real Estate Law Within the past two years Gallatin County and the State of Montana have made significant changes to Montana code that affect housing, OAs, and HOAs. We are working with the OA attorney to make sure we do not exceed our authority.
- Sign Maintenance. We contacted sign companies and Morrison-Maierly about fading and broken subdivision signs. Our damaged street signs will be replaced under our RID. Please send a note to the HOA if you see maintenance needs in the community.

- The Board contacted several agencies in 2026, to gather information we think is important to all members of the OA:
  - 1) Hebgen Basin Rural Fire District: Response time to HLE, Purpose of Fire Station in HLE, Firewise Info, propane setback regulations and fire ring size, fuel, and location restrictions, ...
  - 2) USFS: fuel and hazard tree reduction, Rainbow Pt Road FLAP Grant (the CG NF Lake, not HLE),
  - 3) Gallatin County Code Compliance Officer, (retaining wall on lot line – 3 complaints in writing, several more via text or verbal compliant)
  - 4) Healthy Gallatin Short Term Rental licensing and safety inspections, (New “long” term rental = no inspection)
  - 5) County Clerk and Recorder’s Office (member changes, short term rentals, fraudulent Lein filing)
  - 6) Gallatin County Weed Board, (20 spray contractors, public education, compliance..., form)
  - 7) Gallatin County Planning and Zoning Department, what is allowed/not allowed in setbacks, number of accessory structures? Manufactured Homes. Land Use Permits. Adding or changing zoning regs: workforce housing zoning regulation (like Big Sky), attempt to install apartment complex

        - 8) Debbie Griffith, former HLE property manager: 8 Short Term Rental Permits grandfathered – in by G County
        - 9) Gallatin County Roads Dept. Rainbow Point Road FLAP grant for road replacement – can we add hazard tree removal within 80' of the road, to the contract?
        - 10) Adjacent land owners: YR Preserve (hocky lights, weeds, seed mix, signs, etc.), USFS, other subdivisions
        - 11) Game Warden (Bear Aware), (We have a new warden.) Fish Wildlife and Parks website.
        - 12) Morrison-Maierly (RID Rates, schedule for dust abatement, grading, gravel, snow removal, street sign repairs, including weed control in the RID)

    - The Board Responds to Member Questions and Concerns, inquiries from potential buyers, title companies, home manufacturers, etc.:

    - These are some of the things members have contacted us about in 2026:
        - 1) Condition of Rainbow Point Road - not a subdivision road, but we contacted the DOT and USFS about maintenance issues: re-construction is planned for 2027
        - 2) Road Maintenance & snow removal in HLE grading and dust abatement by TriState (a sub-contractor of Morrison-Maierly) (Tri-State also does snow removal – 4" snow depth minimum)
        - 3) Weed Control and contractor performance– How does the County handle non-compliance, County Opt Out form for landowners, list of contractors to solicit bids, weed ID and management information to post of OA webpage, Set up a formal contract agreement requiring 48-hour notice. Contact Attorney re-access to open space.
        - 4) Fuel Reduction along HLE evac route and adjacent to half of the subdivision
        - 5) Rentals that appear to be short term (we sent letter of inquiry)
        - 6) Residing in RVs/Camping in driveways (several complaints) BBQ Bear Aware
        - 7) Fire Safety, fuel stacked on fence at property line (ie 15 feet from neighboring home), fire ring built in community property, above ground propane tanks close to house
        - 8) Industrial cement retaining wall on property line
        - 9) Workforce Housing: This is not Big Sky
        - 10) Construction noise and work hours: This is not Big Sky

- 11) Unauthorized construction or installation of structures, 2 unauthorized pre-fab shed installations
- 12) Number of Occupants and Vehicle Parking in a Single-Family Dwelling Units – how many occupants allowed? (Big Sky Workforce Housing zoning reg)
- 13) Tires (County regulation) Any Member
- 14) Dogs at large, nuisance barking dogs, ... (County regulation) Any Member (at least 3 members contacted the County)
- 15) Fences, sheds, equipment in setbacks and easements (unauthorized additions to approved construction, unauthorized structures and accessory structures, parking, fences, etc.)
- 16) Fences, sheds, and personal property in Open Space (waiting for our Attorney's response)
- 17) Home Occupations: cannot be visible: no signs or increased parking, & G County permit required
- 18) Business Signs on vehicles, construction equipment parked in road, – Primary Vehicle. We contacted the attorney and she asked if : 8 years
- 19) Manufactured homes. There is a new Montana law regarding manufactured homes, we have contacted the OA attorney for clarification.
- 20) Trespass (or apparent trespass) on open spaces and absentee landowner property. We don't want to have to put signs up everywhere...we expect people to be good neighbors. Discuss access to your lot with your contractor prior to starting a project. The Board does not enforce trespass laws, but we will inform property owners of trespass, or apparent trespass, that is reported to us.
- 21) Dead vehicles in yards (2 residences) County "Junk Vehicle" Regulation. Any member can file a report.
- 22) Propane tanks not buried or fenced from view (3 residences) If there is a safety issue, we will turn it over to the Fire Marshal.
- 23) Repetitive OHV traffic and snowmobile traffic through private lots and open spaces

- New Board Members
    - Or committee volunteers

- Open Floor
    - **Guida**: **are bear resistant garbage containers being used by the 2 contractors that service HLE?** All homeowners appear to be using L&L containers with lockable lids, except the Condos at Grizz and Buff. They are using dumpsters with padlocked lids - except one dumpster was not locked. Need to contact condo manager to ask about keeping the lid locked - not bear resistant if not locked.

    - **Steven Shealey wants to see proof that private landowners are not liable for people using recreation easements on their private property.** We have contacted the OA attorney on Steven's behalf.

    - 3) **Arnie Christiansen spoke about an online tool that can be used to determine snow load, seismic, temperature, wind, etc standards for our specific area.**

    - **Suggestion to move the 2027member meeting to mid-June.**

    - **Ron Suggested the HOA to provide meals using the Povah staff, or host a potluck with the HOA providing drinks and desert.** We would be willing to provide something, but not entire meals (using dues from 130 members to pay for meals for 10-20 seems..., plus we have higher bills now and will probably have to raise dues to cover those expenses)

    - Steven Shealey said he would like to **vote on OA elections and proposals** but by the **time HOA mail reaches him in Florida, it is too late to respond. He suggested sending out a call for (Board) volunteers by January and that we get the nominee names and proxy forms out to members no later than March, in preparation for the vote at the member meeting in June.** There is a rule in our bylaws about the max number of days prior that we have to follow when advertising meetings and voting - but we could always do two mailings if we want to follow both Steve's advice and meet the by-law requirements.)

    - In reply to **Patty Hoffsteader (sp?) claim that the covenants explicitly state that "single wide" homes are not allowed in HLE.** The term "single-wide" is not included in the by-laws or covenants. There is vague wording about structures having to be compatible with the rest of the structures in the subdivision. We told her that single-wide homes are prohibited under the new ARC packet stipulations.