**BATA Board Meeting 2/11/2024**

**\*\*\* Prior to the start of the Board meeting, Michelle Matmanivong was sitting in the corner by the closet where the chairs are stored with two of her teenage boys. One of the boys got up to use the restroom and the other had gotten up to let people into the library. Dale Bockus walked into the room and tried to take one of the empty chairs from Michelle. Michelle told her that one of her boys was sitting there. Dale said “I don’t give a $hit, then get me another chair.” Dale continued to sit in that chair throughout the meeting. During the Board meeting Dale kept raising her hand but was not being recognized by the Board. Michelle told her if she was sitting in front of the Board they could see her. Dale said “Shut up, I wasn’t asking you.” This kind of behavior is uncalled for at our Board meetings and will not continue to be tolerated. These meetings are held to discuss important topics concerning our community. If you cannot conduct yourself in a professional manner, then please refrain from attending. \*\*\***

**Call to Order**: @ 4:30pm by Sam

**Board Roll Call:** Sam (temporary President), Robert, Terri

**Rules of conduct** : Sam covered the meeting rules of conduct. There will be no outbursts or people speaking out of turn. The library is only reserved from 4:30pm – 5:30pm, so the Board needs to cover topics that are scheduled on the agenda first. Then the floor will be opened to the public as time allows.

**Treasurers Report:** Covered by Robert

Banking Account: January

Checking:

Starting balance: $2,623.14

Outgoing bills: $2,812.24

Incoming Payments: $10,469.50

Ending balance: $10,280.40

Banking Account: Savings $30,007.36

There are 127 parcels in BATA. We collect dues from 124. Currently there are 108 owners that are behind in the amount of $37,761.22. That puts us at an 87% delinquency.

**New Business:**

**President:** Covered by Robert

At the January Board meeting, Jacklyn Weber resigned as the President. Per our Bylaws, it is the responsibility of the remaining Board members to fill the position temporarily until the next annual election. Samuel Webb was the only individual to show interest in filling the position. The Board members conducted a vote amongst themselves, and Samuel was unanimously voted in. He will fill the position of President until the annual election is conducted this year at the May Board meeting.

**Reserve Study:** Covered by Robert

Part of the budget ratification process was to indicate whether the Association has a reserve study that meets WUCIOA’s requirements, and how close the budget is to meeting the recommendations of that reserve study. The Board paid $800 to have this study completed by Association Reserves. The results of this study will be posted on the BATA webpage. With our current budget of $94,000 (which includes roadwork on Alderwood), their recommendation for our 2025 budget is a $100,000 special assessment to finish the rest of the roads in the community and a $24,650 contribution to our reserve. These amounts do not include our operating costs. Obviously, the Board has no intention of increasing the annual assessment next year. We honestly feel that a lot of the projected budget amounts will decrease significantly.

**Non-BATA properties:** Covered by Robert

There is currently a property on Underline Road that is for sale. This property is surrounded on 3 sides by BATA properties and 2 additional properties on the 4th side. This property has easement rights to all of the roads in BATA. Robert & Terri have already contacted the legal attorney about this property. There are currently negotiations between parties on the amount of money the potential owners of the property would be required to pay to the Associations for driving on our roads. Our attorney will create a contract for the property that will be recorded with the County and affect any future owners of the property. There is another non-BATA property in our Association that will also be contacted, and a contract made for them also.

**OSATA: (other stuff as time allows):**

**Scott Mullins asked how many attorneys we have and about the $14,000 that we spent on them.**

Robert explained that we have a legal attorney and a collections attorney. The legal attorney is used to answer legal questions and help with rewriting our Bylaws. Currently we have only paid and hourly rate for December and January for answering basic questions about our Bylaws and RCW’s that govern HOA’s. If we utilize the attorney for rewriting our Bylaws, we would be required to pay a $6500 retainer up front. The attorney’s fees would be pulled from that amount, and it would be replenished when it reached a zero balance. The collections attorney is collecting past due annual assessments from property owners that are behind in dues and refuse to contact the Association. This attorney also wanted a $6000 retainer up front to start work, but upon receival of the first 3 account that we requested collections on, they only charged us $375 per account. The two retainers we were told needed to be paid up front are why we budgeted $14,000 for 2024.

**Heather Beaver asked about plans for roadwork since the community was notified by Mason County Garbage that they would be discontinuing our services up here due to the potholes.**

Robert called on Monday (2/12/2024) and spoke with one of the managers at Mason County Garbage. He explained that the letter that was sent out only stated that services might be temporarily suspended until potholes can be repaired due to the damage it does to their heavy garbage trucks. Robert explained that for the past two weeks there have been several residents on the road filling potholes and that there is a plan for later this year in having the road professionally worked on. The manager said that was good to hear and that as long as we were doing something, they wouldn’t stop our services. He did ask about lower Rasor road. He was under the impression that it was part of our community also. Robert **explained** that we have no control over the roadwork on that part of the road.

**Elayne Stodola brought Doug Straight to the meeting to talk about completing roadwork on Alderwood.**

Doug straight stated that if we wanted Alderwood “built up” that he wasn’t the guy to do it. He did offer to repair potholes on Alderwood by digging them up and then filling back in, but said that due to us currently putting larger 2”-4” rocks into potholes that he couldn’t use his equipment because it would get damaged. Robert asked if Doug would be interested in working on our side roads instead. Doug agreed to drive on the roads throughout our community and give the Board an estimate.

**Heather Beaver asked about the 80+ acres that are at the end of Rasor Rd & Underline, if they were building apartments there.**

Robert checked on the Mason County Tax Assessor webpage. Currently there is nothing on line indicating that there are any plans to build on the property. At a previous Board meeting, Randy Netherland (County Commissioner) stated that nothing like that could be built out here because we are not in the Urban Growth Area.

**Another member asked where the access is to that 80+ acres.**

Robert researched the County records and the only easements showing for that property are on the Trails End side of Rasor Road. Although it was announced recently by the County that they were going to connect and pave Rasor Road from Hwy 3 all the way to Trails End, so that would change how that property is accessed.

**Scott Mullins suggested we buy 15MPH speed limit signs and post them on Alderwood Road.**

Terri brought up that at a previous Board meeting a $600 amount was approved to buy street signs. We would need to have all 5 Board members available to vote on an additional amount for speed limit signs.

**Heather Beaver asked, “if someone passes away does the bank own their property”. She expressed concern that the budget ratification “rejections” weren’t counted correctly if there were property owners that had passed away and weren’t able to cast a “vote”.**

Robert explained that he can only mail newsletters, ballots, etc. to the mailing addresses that are on file with the Association. It is the responsibility of property owners to update their information. There have been a few deaths in the past two years that Robert has been on the Board, and multiple attempts have been made to contact family members.

**Teri Lazo asked what happened to the motion that was made by Karen at the previous meeting to scrap the** budget**.**

Robert explained that Karen should have discussed it with the Board first before making any kind of motion. However, she made the motion and Casey second the motion, but the only ones that approved it were Karen & Casey, therefore the motion was not approved. Robert also explained that the legal attorney had already advised us that if we were to scrap the budget, we could be sued by any property owners that were for the budget increase. The budget ratification process was completed as required by law (the Board even extended the “voting” period and sent out an additional letter concerning the proposed budget). There were not enough “rejections” and the budget was ratified.

**Meeting closed:** @ approx. 5:30 by Sam