**BATA Board Meeting 3/10/2024**

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

**Board Roll Call:** Robert, Terri, Casey

**Rules of conduct** : Robert 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: February

Checking:

Starting balance: $10,280.40

Outgoing bills: $2,918.56

Incoming Payments: $19,094.83

Ending balance: $26,456.67

Banking Account: Savings $30,008.08

There are 127 parcels in BATA. We collect dues from 124. Currently there are 92 owners that are behind in the amount of $90,649.76. That puts us at an 74% delinquency. 26% have paid in full. 60% have paid or are making payments.

We have 3 accounts currently in collections. One account has paid their past dues, but refuses to pay any late fees, interest, or lien fees. The collections attorney is contacting their attorney. The second account has been nonresponsive to the attorney. The third account, the homeowner passed away and transferred the deed to three family members. They have all been contacted. One of them had their attorney contact the board directly. Our attorney was notified. In the following week the 14 properties that are past due for 2023 or prior dues will be sent to the collections attorney. All of these properties already have liens filed against them.

**New Business:**

**Banking audit:** On 3/8/2024 an audit of the banking records was scheduled at the Belfair Library at 7pm. Only 3 people showed up. The Treasurer, Secretary and one community member. The community member that showed up has already previously done her own audit of the banking records and found no issues. The records will now be filed away. Anyone wishing to view them can contact the board and make an appointment.

**Non-BATA Property**: Our legal attorney typed up a contract and filed it with Mason County concerning the 10 acre property on Underline Road that just sold. This property is not part of BATA but they have easement rights to drive on our roads. They agreed to pay 50% of whatever our annual dues are. This contract will be attached to their title deed and will affect any future owners. It will also be attached to any portion of the property that is subdivided. The new property owners attorney paid for all of the cost incurred to create and file the contract. This contract can also be used as a template for any other non-BATA properties that need access to our roads.

**Speed Limit Signs:** Robert picked up speed limit signs from a previous board members house. There are 14 10mph signs (some say “slow no dust”, “watch for children”, “slow down”. The board made a suggestion to have a group of individuals in the community to be in charge of installing the signs on Alderwood. Casey Parkhurst and Wase Case volunteered to take on the task.

**Annual Election:** There are 4 board member positions opening up at this year in May. Today was the deadline to have a letter of intention submitted to the board for individuals that were interested in filling one of those positions. The board will send out a newsletter containing all of the intention letters, ballots and a return envelope. The return envelopes will be marked “Annual Election Ballot”. Please return your ballots in these envelopes. These envelopes will not be opened until the Annual Election meeting in May to ensure they are counted correctly in the presence of community members.

**Challenge of 2006 bylaws:** It was brought to the attention of the board from an attorney (not BATA’s) that our 2006 bylaws are illegal and need to be change and updated. Upon further investigation we found that the bylaws we improperly changed without the vote of the community. Per WA RCW’s, bylaws can be updated to the current laws without a vote, but any change to the bylaws has to be voted on by the community. In the 2006 bylaws, Article III, Section 3, states that this section was removed because it was against the law. This statement is incorrect and therefore causes the bylaws to be incorrect. We have searched through the records and can not find any record of a community vote. Therefore, by the instruction of our legal attorney, we will be mailing out a 30 day notice notifying the community of the challenge to the 2006 bylaws. If no one in the community can provide any documentation proving the legality of the change in the 2006 bylaw by the 30 day deadline, the attorney will file an amendment with Mason County to revert back to the 1979 bylaws.

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

**Mark Case** had contacted the board to request time to speak at todays meeting. At a previous board meeting it was discussed about someone in the community taking on the task of rewriting BATA’s governing documents. Mark Case and Brittany Autra volunteered to take on this task. A motion was made by Terri to allow them to create a committee to rewrite the governing documents. Robert second the motion, all “I’s, motion passed. Anyone interested in joining the committee or just offering ideas or input, please contact Mark or Brittany.

**Teri Lazo** asked about the process to review association records. Robert explained that anyone can contact the board and make an appointment to look at the association records. If there is something specific an individual wants, it’s possible that copies could be sent to them instead of meeting in person.

**Brittany Autra** mentioned that the property at 131 E Rasor Road is up for foreclosure and the association should not waste money sending any mailings there. She also stated that the property owned by BK Group, LLC has not paid taxes in three years and maybe the association could report them to the County.

**Teri Lazo** asked about putting a concave mirror on Alderwood Rd where her side road comes out. This is a blind corner for her when she is exiting her road. Casey offered to clear the vegetation from that corner if the property owner doesn’t have an issue with it. The board does not see an issue with putting up a mirror if the property owner is ok with it.

**Mark Case** mentioned that some of the properties on Underline Rd and Tepee Ln are located in the Allyn Urban Growth area (according to county maps).

**Georgia Anderson** expressed concerns about why roadwork is always started on Alderwood Rd and never anywhere else. She has lived up here for many years and always paid dues on time and no work has ever been done on Underline Road. Casey explained that everyone drives on Alderwood Rd so that’s where the focus is. Once we collect enough funds to have the work on Alderwood Rd professionally done, we can move on to other roads.

**Dennis Anderson** asked where in the bylaws does it state where all our money goes. Robert explained that it is the board’s responsibility to maintain all the common areas in the HOA. Since BATA does not have any common areas except the roads, this is where all of our money goes.

**Terri Maxwell** commented that in the past two years there were several CC&R complaints to the board that have been remedied (hogs removed from property, septic tank installed, home built in place of camper).

**Meeting closed:** @ 6pm by Robert