

**Belfair Acreage Tracts Association (BATA)**  
**Monthly Board Meeting - December 14, 2025**

*DRAFT Meeting Minutes prepared 12-29-2025 by T. Lazo*

*Draft posted to website 12-30 to make it available for comments. Minutes accepted as final at January 2026 Board meeting.*

**BATA Board Meeting held December 14, 2025**

**Location:** North Mason Timberland Library meeting room

**Attendance:** Beside the five board members who were present, there were no community members in attendance. Quorum of board achieved.

**Start:** Meeting called to order at 4:34 PM by Board President. Sign In sheet and copies of the agenda were provided.

**Roll Call of Board:**

- Elayne Stodola (President) – in attendance
- Mark Case (Vice President) – in attendance
- Terilynn Lazo (Secretary) – in attendance
- Robert Maxwell (Treasurer) – in attendance
- Terri Maxwell (Director Five) – in attendance

**Rules of Engagement:** Copies of meeting rules of engagement were available by the sign in sheet. President did not review the rules since only board members were in attendance and rules have not changed from previous meeting.

(Note that in our meeting minutes “CM?” indicates question or comment from a community member or guest. Full names of those not on the board will not be shown unless requested/approved by the commenting attendee.)

**Minutes of last month’s meeting:** Secretary reported that there were no emails identifying corrections or comments on either the October or November draft minutes that are on the website. Secretary asked if any board members had received comments by phone or other media. None were received. Secretary made a motion to accept the draft minutes of both the October and November meetings as final. VP seconded the motion. All voted in favor so motion passed. Final minutes will be posted to website along with draft of this meeting’s minutes.

**Treasurer Report:** Treasurer provided the following financial information:

Bank Accounts:

Previous Month Checking balance reported		\$ 44,430.87
Incoming dues received	+	\$ 2,909.11
Expenses*	-	<u>\$ 21,846.42</u>
End of Month Checking balance reported this meeting		\$ 25,493.56
Savings account balance		\$ 10,014.30

\*Expenses were primarily for roadwork (\$17,772.30), insurance (\$3,819.12) and collection costs (\$255).

Dues payments: Treasurer had sent out the 2026 invoices the first week of December. Since the 2026 dues are now included in the amounts owed, the total owed is \$128, 713.06. Sec asked what percent didn't pay the 2025 dues. Treas said he didn't calculate yet. He will check at the end of December because he won't add the 12% interest on prior year balances until after the end of December.

Collections: Regarding the foreclosure property that was working on a payment plan, Treas reports that the owner has agreed to a payment plan and it will be filed with the court. Regarding the foreclosure property that has the mortgage company foreclosing, Treas hasn't heard status. Pres asked about the delinquent property that is owned by a property company. Treas said that's among several the attorney is sending second notice to.

Pres – will need money in the account maintained sufficiently in case we need to continue to spend money to keep up the road. There's another atmospheric river coming. Dir 5 – Road is looking much better than it has in prior years. Discussion about weather and impacts on road.

### **COMMITTEE REPORTS:**

**BYLAWS COMMITTEE** (Secretary=Committee Chair): Secretary – NSTR (nothing significant to report).

**ROADS COMMITTEE** (Vice President = Committee Chair): Pres talked about the tree that came down on Alderwood south of the Baker Ct turnoff. VP said it came down off a nurse log. Discussion about resident cutting on the tree after it was down. Pres – don't want to discourage people from helping to get fallen trees out of the way. Just want folks to check or need a way to notify them because wanted to use that one to help as a barrier on another part of the road where there is a drop off.

Pres – with heavy fog, it is scary coming up the S curves where there is a cliff edge. She talked to contractor who said we could get delineator markers. Dir 5 also reported experiencing issues of difficulty seeing road and drop off in certain dark and foggy conditions. Discussion about types of markers. All agree it's a good idea. Pres – should they start at the culvert or farther up? Contractor said he would measure and let us know how many we might need and how far apart. Pres heard some people have gone over in the past but they were intoxicated. Dir 5 – do we have a cost estimate? Pres – not yet. There are many types. Depends on whether putting in posts or putting the reflective markers on trees. Some are free standing. VP said there could be an issue with posts as the ground off the side of the road there is soft. Treas found some on line that looked like could get 10 for about \$350. Dir 5 – free standing ones will probably get stolen.

Discussion about signs. VP reported that someone literally pried one of the 20 mph signs off the pole and threw it into the woods. The bolts are still on the pole. It was the one at the bottom of the S curves. The fallen tree took out the one at the top of the S curves. Sec – thought we were going to put different signs by the S curves that said something like "slow – sharp curves ahead." VP – yes but had put up the speed limit signs until we get the slow signs. Will move the 20 mph signs to another spot. Discussion about why someone will take the time to get a pry bar and rip off a speed limit sign. Some people make no sense. Removing the sign doesn't mean the speed limit goes away.

Pres asked about the swamp culvert. VP has been keeping an eye on the reflector out in the water. If water covers or gets to the top of the reflector, the debris needs to be cleared and he's been watching. He's cleared it a couple of times. Main issue is we have 2 feet of water trying to get through an 18-inch pipe. Pres – did we get the additional rock on the downstream side? VP – not yet, but the first load of rocks is holding up okay. He also looked at the stream farther down. Pres – just don't want to get into a situation where people have to go out in the middle of the night and wade into water to unplug it because water is going over the road. VP said he has been checking it daily. Only safety concern at this time is slipping on rocks going down below. Sec – should use the buddy system? VP – only if have to go down there in the dark. Goal is to eventually put stairs down there. Pres – maybe a rail? VP – probably just stairs for footing. There's 2 feet from the culvert to the water so if fall, it's just mud. May have to get waders. Can't always get the debris clean by reaching in with a rake. Discussion about where swamp and water areas are looking at map secretary brought up on the screen.

Pres asked if everyone was in favor of delineators for safety? All agree. Discussion about how to put them up and what type. Sec – do we have an action to research options and costs? VP will look into it. Pres – contractor may be able to get us his contractor discount.

Pres – regarding the road base, having contractor continue to bring rock in. As it packs down, will keep adding. Dir 5 – it is much improved. Sec – the rock down the middle is helping build a crown and keeping water running off to the sides. Pres – getting good feedback from the residents so really happy with it. There are still areas up top that he will keep working. Contractor had an issue with his grader and has had to get it repaired, but will get back up there when equipment is available.

Dir 5 – Is there any way we can have someone look at trees along the road? There are some dead trees that could come down. VP – HOA can only deal with ones in the easement. Dir 5 – can we notify people who have danger trees on their property? Discussion about liability. Can't get trees inspected if outside the easement. Pres – didn't we have the tree trimmer last summer deal with hazard trees? VP – yes, but there could have been changes since then. Pres – maybe we should consider having a tree contractor look at trees along the road once a year? Sec – would need an arborist. Pres – we'll think about it and can put on a future agenda. Dir 5 – would help to have a record if something happens. Trees on Alderwood are bigger than along Razor. Pres – DNR reps also pointed out issues from a fire standpoint. Might be good to have a pre-emptive tree inspection. Springtime would probably be better. Will add to future agenda.

Side roads: Pres – contractor is focusing on fixing the issues on Tepee Lane next. Discussion about side roads that are not in BATA HOA (Thunderhead and Hithe for example).

**FINANCE AND BUDGET COMMITTEE** (Treasurer = Committee Chair): Treasurer – We budgeted \$62K for roadwork in the 2025 budget. Don't have all the year-end numbers, but so far have gone over this category of the budget by \$21K. But we are under on some of the other areas like gravel since we are having the contractor do the gravel, so we are okay on the total budget. Will just need to be aware of that for next year as we are tracking expenses and planning. Haven't use the HOA attorney much. The collection attorney fees are pretty low since we recover most of it through the collection process.

Pres – reinforce that we want to work with people, but if they thumb their nose at the community, they will have to work with the attorney and pay more. Your neighbors shouldn't have to pay your share of keeping roads passable.

## **OLD BUSINESS**

Motions between meetings – none this month.

RASOR RID – VP said the county included both projects on their budget again. Nothing else to report.

Signs - Pres asked if we ordered the “slow” signs for the S curves? Treas – will order the signs. Showed the group what he had found. They say “Slow – Road Curves Ahead – Caution.” All agreed these were good.

Speed Enforcement - Regarding the proposed MOU with the Mason County Sheriff on enforcement of the 20 mph speed limit on our main roads, Sec said there were no emails opposing the MOU. Sec asked if there were any comments by other means? Board members said no. There was just that one facebook post that had been answered. Sec said that since we didn't have a majority of the community (64 properties or more) protest against the MOU, we can assume the majority of the community is okay with proceeding with the speed enforcement agreement with the Sheriff's office. So, we would then pass a resolution and record it in the minutes. Pres – the motion also has to grant the president the authority to sign the MOU on behalf of the HOA. Sec – can compile the documents for the president to send once the motion is done and minutes are finalized.

Secretary stated “I make a motion that the Belfair Acreage Tracts Association (BATA) HOA enter into a speed enforcement agreement with the Mason County Sheriff's office to enforce speed limits on the main roads in the BATA HOA and authorize the BATA HOA President, Elayne Stodola, to enter into the MOU and sign the MOU on behalf of the BATA HOA.” The motion was seconded by the Vice President. All board members voted in favor of the motion. Motion passed.

VP made a second motion regarding the indemnification acknowledgement, that BATA HOA agrees to indemnify and hold the Mason County Sheriff's office harmless from any liability resulting from lawful enforcement activities under the MOU. Director Five seconded the motion. All voted in favor. Motion passed.

Secretary commented that we will have to wait for the draft minutes to be final before we can send the minutes and documents to the Sheriff's office, as draft documents are not considered an official record.

Reserve Study – no updates.

Business Cards – no updates.

Bank Change – no updates.

Traffic Counter – Pres – no word yet. Will call again and try to get a time estimate.

## **NEW BUSINESS**

RCW changes: Sec – received the email from the HOA attorney about the parts of the RCW 64.90 that come into play on January 1 of 2026. We already do most of it except for the item about approving the agenda at the start of the meeting. Pres – will add agenda approval to the beginning of the agendas starting next month.

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

Pres was contacted by PUD 3. PUD 3 representative said they will be contracting work to assess power boxes and lines in our community in preparation for a future project to install conduit for power lines. She was told that when they do the conduit, they plan to lay fiber optic also! Sec – fiber optic would be amazing. Pres - The project itself probably won't happen for a couple of years, but they will be starting on the power box assessments soon. This means they will have their contractor workers coming onto people's property to do their power assessments and box inspections. Pres asked the PUD rep if they could give us a schedule so we can help coordinate as some people have dogs. She told them that if they run into issues to let the board know and we might be able to help coordinate with residents.

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Meeting adjourned at 6:12 pm.