

Belfair Acreage Tracts Association (BATA)

Monthly Board Meeting - November 16, 2025

DRAFT Meeting Minutes prepared 11-26-2025 by E. Stodola

Draft posted to website 11-30 to make it available for comments. Minutes accepted as final at December 2025 Board meeting.

BATA Board Meeting held November 16, 2025

Location: North Mason Timberland Library meeting room

Attendance: There were 4 community members in attendance, 2 guests in addition to 4 of the 5 board members. Quorum of board achieved.

Start: Meeting called to order at 4:35 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) – excused
Robert Maxwell (Treasurer) – in attendance
Terri Maxwell (Director Five) – in attendance

Rules of Engagement: President went over rules of engagement that were provided on a handout and have not changed from previous meeting.

(Note that in this document “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 being absent, minutes of October meeting were not reviewed nor approved as they were accidentally omitted during the meeting for approval.

Treasurer Report: Treasurer provided the following financial information:

Bank Accounts:

End of Month Checking balance reported this meeting	\$ 44,430.87
Savings account balance	\$ 10,014.05

Expenses were primarily for roadwork.

Dues reporting as of this meeting:

Of the 124 Parcels in the Association that we collect dues from

87 are paid in full (71%)

37 owe some or all of the dues (29%) = \$40,714.79

10 in collections = \$26,179.52

27 owe 2025 and back, \$14,535.27

3 in foreclosure status; 1 family is trying to make arrangements to pay, 1 is in mortgage foreclosure and the last one is still in no action as trying to serve notice on owners.

COMMITTEE REPORTS:

BYLAWS COMMITTEE (Secretary=Committee Chair): Secretary is absent, no report at this time. VP reported that WA State RCW 64.38 will sundown 1/1/28 with new RCW 64.90 updating 1/1/28 at 9AM.

ROADS COMMITTEE (Vice President = Committee Chair): VP reported that 2 more homeowners have been added to the Roads Committee. Tyler Erhart and Andrew Autra join with Tristan Iovinelli, Chuck Rice and VP to bring the committee total to 5.

Contractor has been working on bringing rock onto the roads. Last month a total of 185 tons of rock were put down on the roads and we ran the quarry we use out of that size rock. We are waiting for more to be processed and we will continue to drop more as time and weather allow. Road is holding up well with a lot fewer potholes than we normally see. Most recent work was Rasor to Underline down to Tepee.

S curve is being monitored for any signs of erosion or instability because of the logging of that property there. VP reminded that the logging that was done and the current burning of leftover debris is DNR approved with permits.

Side roads discussion regarding which roads are considered to be HOA designated and which are not. HOA will not be contracting for any roads which are not designated to be worked on and that will be the responsibility of homeowners to take care of.

CM? What happened on Tepee where the road was damaged? VP explained that PUD3 came in over the summer and worked on the area where the road had washed out and their wires were being exposed. A new culvert pipe was put in and the road was repaired by them. Our contractor also worked on that road last month and dropped rock.

Discussion about the 20 mph signs at the bottom and top of the S curves being replaced by "slow" signs where the curve ahead signs are. This will free up 2 more mph signs to be placed at the beginning of Underline as people speed through there and it is a designated part of the MOU with the sheriff. A motion was made by the VP to purchase 2 SLOW signs, seconded and voted with all in favor. Motion passed.

CM? Is there any action to be taken about the tansy and scotch broom growing on the BPA easements? Pres will give VP her contact at DNR so he can follow up with them.

CM? BPA also has a program called AVED (Abandoned Vehicles, Encampments, Dumpsites) which is aimed at response and tracking unauthorized camping and abandoned materials on their right of way properties. This is good information for homeowners who have BPA right of ways on their property.

FINANCE AND BUDGET COMMITTEE (Treasurer = Committee Chair): Treasurer – 2026 Budget vote: received 8 returned ballots through the mail. 7 yes and 1 no. The budget passes as no ballot received is considered a yes vote.

OLD BUSINESS

Motions between meetings – none this month.

RASOR RID – Guest Ed Boogaertz was at this meeting and spoke for a few minutes. There is no update at this time. He stated that he is still collecting data and encourages anyone to contact him. His information is in the HOA webpage under the RID tab.

Board again discussed trees blocking views of the road. Underline across from the rockpile has a blind spot due to overgrown bushes. We will need to determine if this is a property owner action or HOA as it is on the easement.

Reserve Study – no updates.

Business Cards – no updates.

Bank Change – no updates.

Traffic Counter – Pres – no word yet.

Burn Ban – burn ban has been lifted. No further action needed at this time.

NEW BUSINESS

RCW changes: VP – all changes from last legislature are finalized.

OSATA (other stuff as time allows)

none

Meeting adjourned at 5:53 pm.