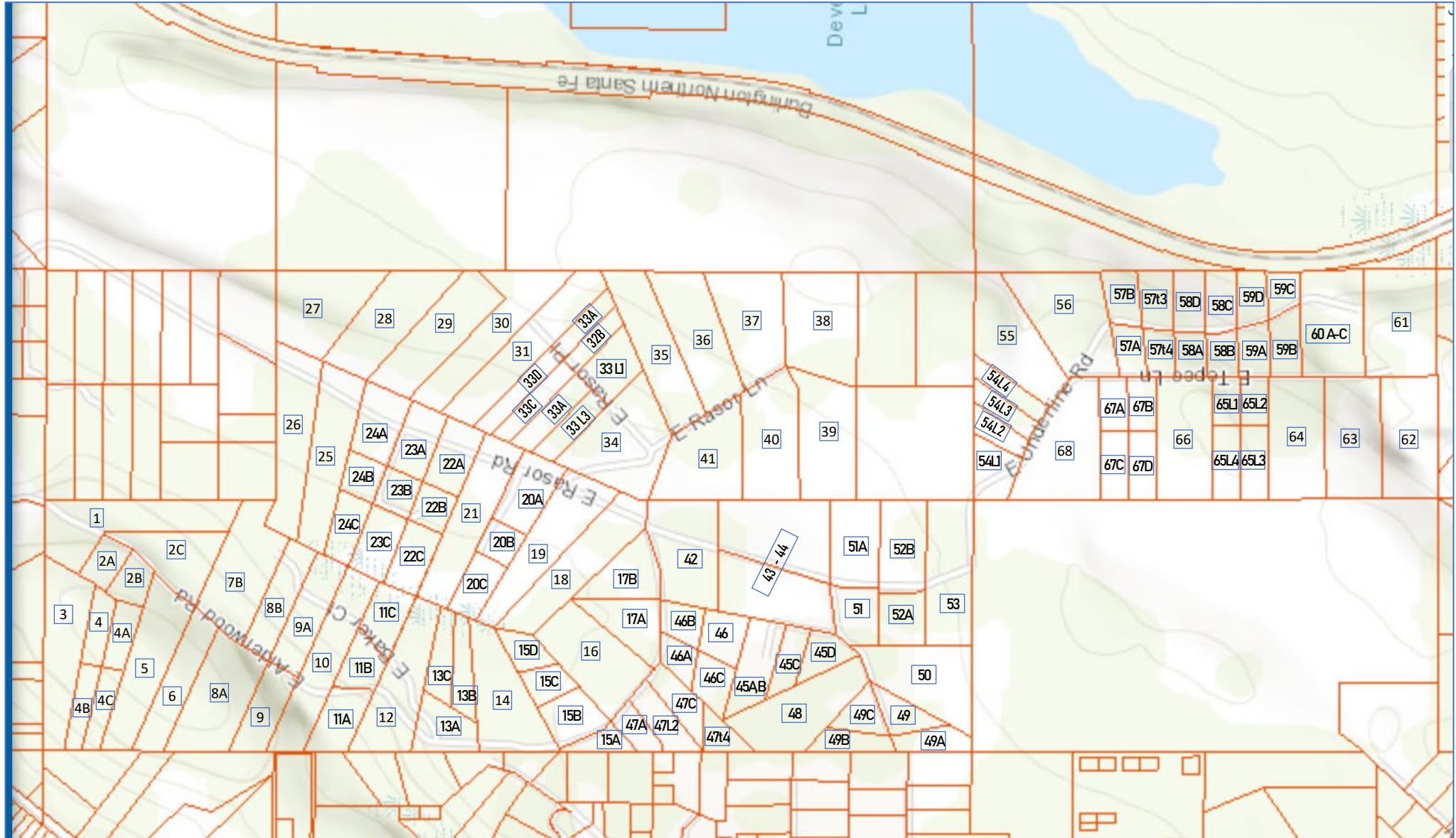


RID Projections and Options for BATA Members to Consider

Prepared by T. Lazo

1-24-2025

BATA boundaries and approximate road areas as of January 2025



Dark pink side roads in original 1979 easement. Lighter pink side roads added later and not all are shown.

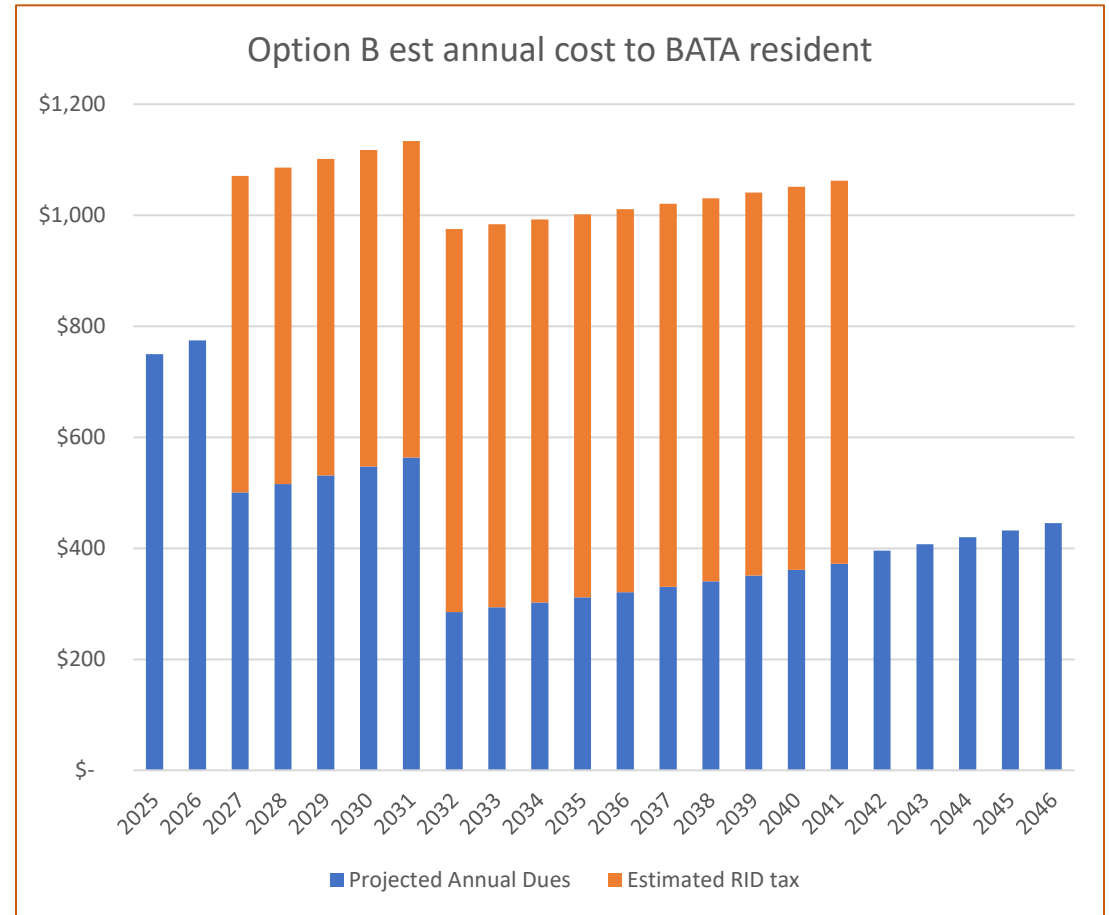
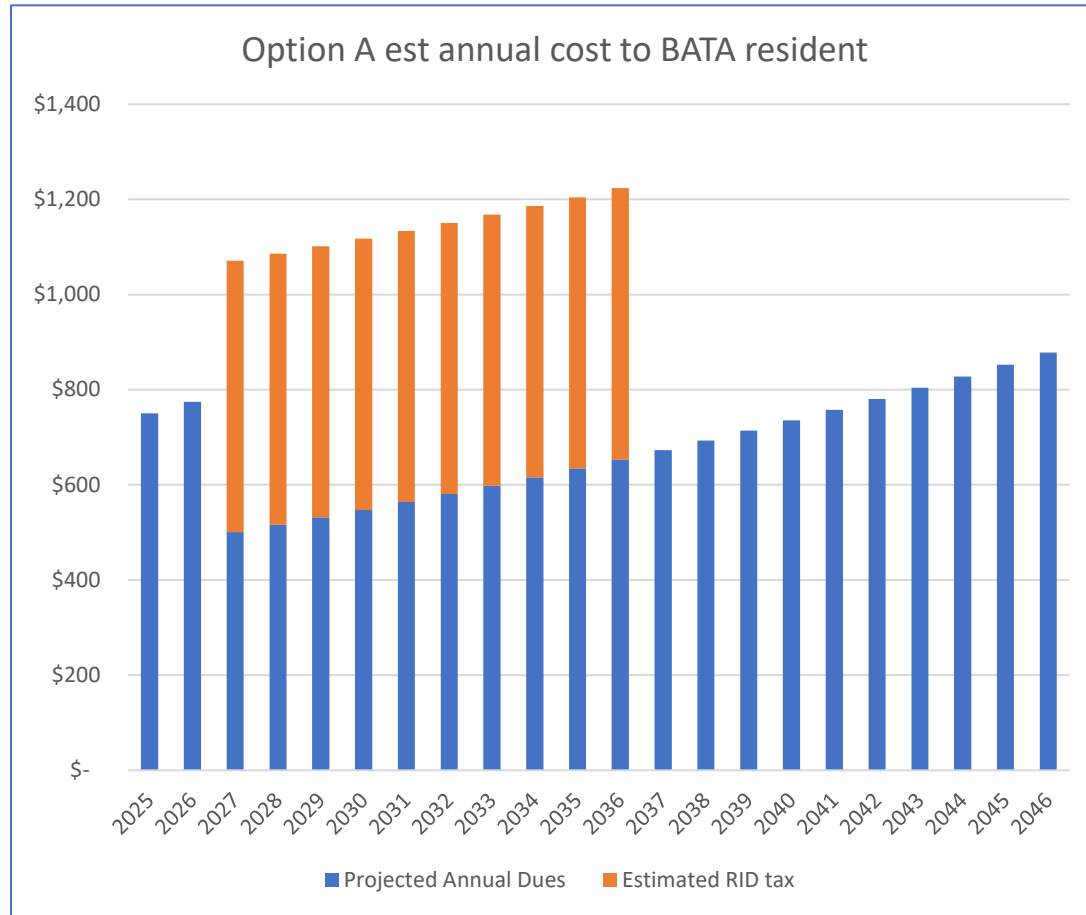
Options (for BATA members)

- A. Submit petition for Razor Rd RID only and assume Alderwood postponed indefinitely
- B. Submit petition for Razor Rd RID on condition that Alderwood RID will be submitted and added to RID within “5” years (or as preferred)
- C. Propose petition for both Razor Rd and Alderwood combined RID
- D. Refuse to accept any RID and live with pot hole dirt road in perpetuity

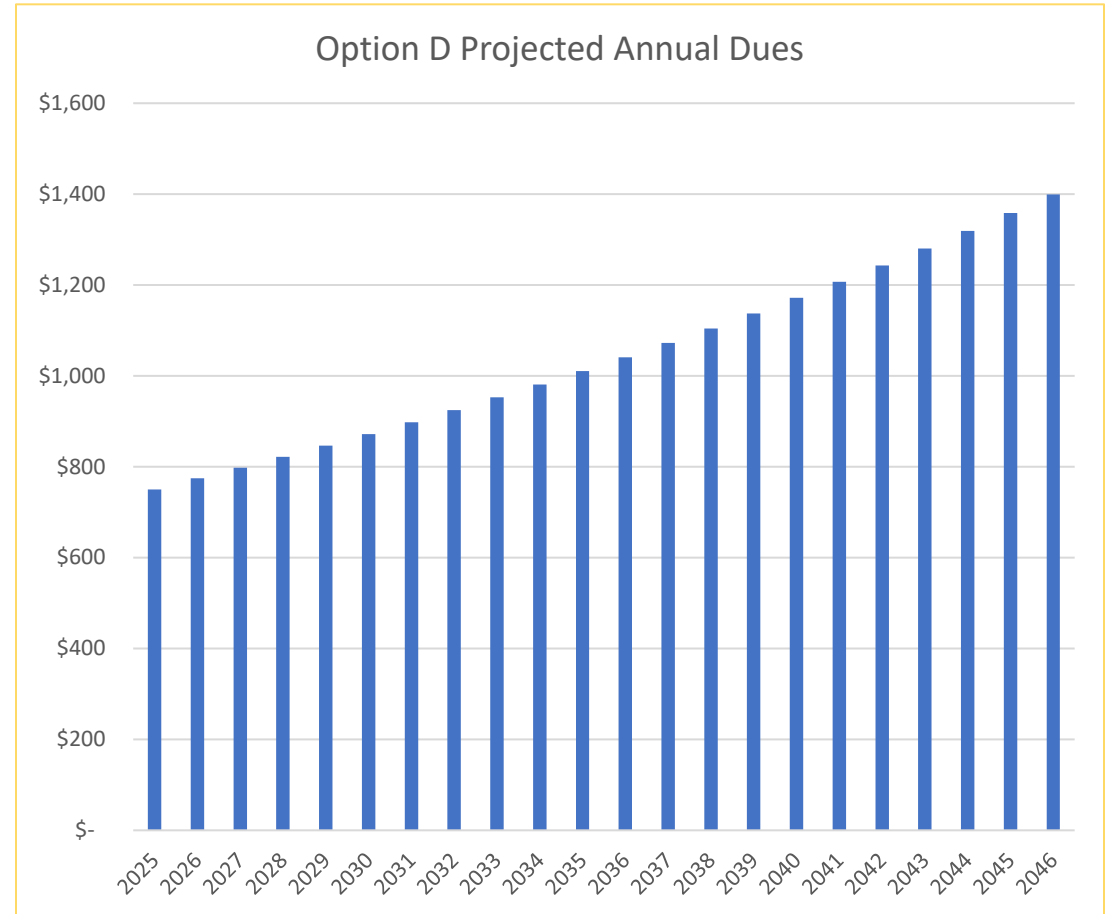
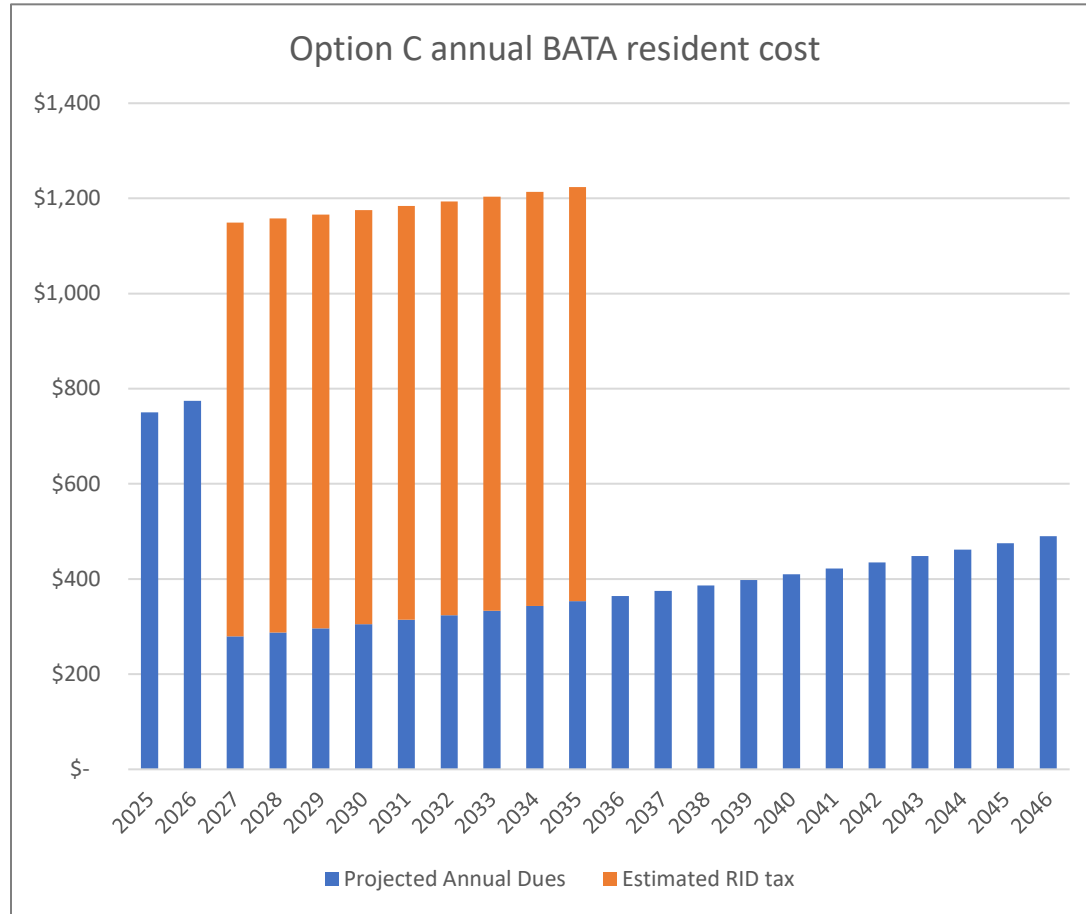
Considerations for cost to residents

- BATA can adjust dues for the BATA residents whose property directly borders the road that will become County road
- BATA can eventually release properties from HOA when there are no BATA roads that they need to travel to access their own property (applies to options B and C only)
- Estimated remaining BATA costs will reduce in proportion to recent typical cost on main and side roads by mileage and reduced wear and tear
- See if RID costs can be separated into portions, for example
 - Upper Razor East from BATA south border to HWY 3 – covered by Razor RID
 - Razor East from BATA south border to Razor West – covered by County
 - Alderwood from Razor to Co owned Alderwood – covered by Alderwood RID

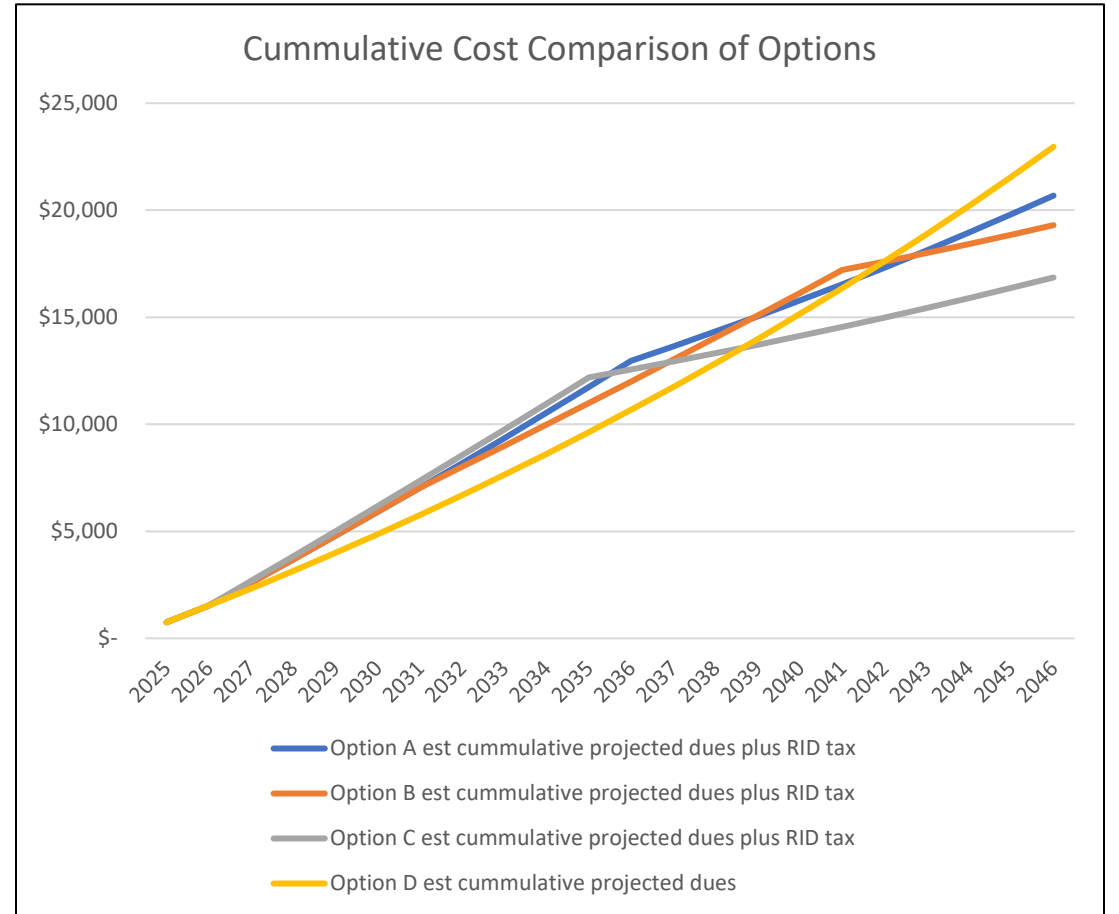
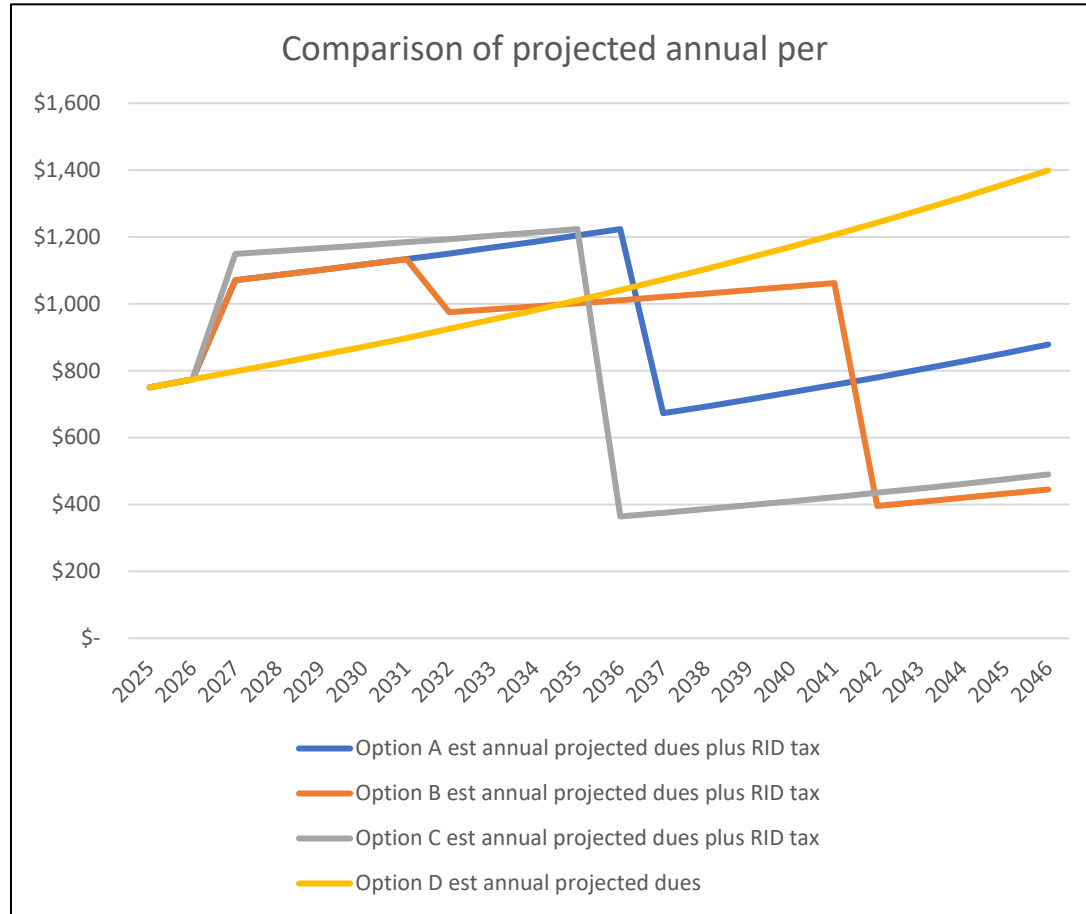
Options A and B annual per resident (BATA)



Options C and D annual per resident (BATA)



Option Comparisons



Two Factions/Perspectives

Team H – HOA Forever

- Vision = Always have neighbors making HOA decisions/budget and keep the dirt roads with volunteers filling potholes & no improvements, to keep cost low
- Insist there is no way for anyone to be released from the easement
- Claim it is unlikely will get 67% vote to change HOA documents
- Want all to pay same dues
- Assume will always have volunteers to do work for free
- Want HOA control or HOA paid position to oversee roadwork

Team G – Get me out of this HOA

- Vision = Future where main roads (Alderwood and Razor Rd) become County roads and residents only responsible for side roads
- BATA can release those who don't have side road on their property
- BATA can eventually be broken up to smaller Road Agreement Groups for side roads
- Cost eventually go to next to nothing for roadwork, no HOA covenants other than side road maintenance
- No drama for remaining smaller HOA groups: Easy to call County if issue with the main roads (Razor Rd & Alderwood)

Factors to Consider

- New RCW makes it easier for Board to pass an increasing budget and charge members increasing dues. Days of low annual dues are over.
- Unlikely future generations will donate their time and labor for free to keep dues down, especially when majority don't help with the road now
- Labor & equipment costs will continue to increase which is the primary driver of roadwork contract costs. Dues projections based on latest bid, assume heavy rehab reduced in outyears, 10K audit when > \$50K, and no major road issues
- Future risk of a catastrophic road issue increases with climate change (wildfire and landslide). Without RID, the massive repair cost beyond insurance coverage will be spread over the 124 BATA properties vs the 16,000+ properties across the county

Additional Notes

- RID costs used in these slides are not actual RID costs but are an estimated figure. Since there is no study and engineering estimate yet, the costs are based on extrapolation and inflation from the Shetland RID using the mileage comparison and assuming 10 year spread to pay back the RID bond
- Costs are shown to represent the projection over time rather than only considering the initial annual cost
- RID benefits residents who plan to remain in their home for extended number of years, ease burden for heirs, or who want higher value of property for future resale