# Belfair Acreage Tracts Association (BATA)

# Monthly Board Meeting - September 13, 2026

*DRAFT Meeting Minutes prepared 9-23-2026 by T. Lazo*
*Draft posted to website 9-25-26 to make it available for comments. Minutes accepted as final at October 2026 meeting..*

**BATA Board Meeting held September 13, 2026**

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

**Attendance**: Present were all 5 of the 5 board members. In addition to the board members, there were no BATA community members, and one guest (Mr. Boogaerts) in attendance. 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.

**Rules of Engagement**: President did not review the rules of engagement since they haven't changed. Copies of meeting rules of engagement were available by the sign in sheet. (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 or approved by the commenting attendee.)

**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

**AGENDA review:** President asked if there were any changes. No changes were suggested. VP made a motion to accept the agenda. Treas seconded. All agreed. Agenda accepted.

**Minutes of last month's meeting**: Secretary had posted the draft minutes of the previous month's annual meeting to the website by the end of last month. Secretary reported that there were no emails from the community with comments. Secretary asked if any other board members received any comments via other means but none had. Secretary made a motion to accept the draft minutes of the last meeting 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 (based on bank statement through end of last month):

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|---|---|---|
| Previous Month Checking balance reported | | $ 61,175.91 |
| Incoming dues received | + | $ 11,124.92 |
| Expenses* | - | $ 26.27 |
| End of Month Checking balance reported this meeting | | $ 72,274.56 |

| | | |
|---|---|---|
| Savings account balance | $ | 15.23 |
| Money market account balance (reserve fund) | $ | 15,033.26 |

*Expenses were primarily for the website subscription ($26.27).

Dues payments: Treasurer reported that 71% of the properties are paid in full. There are 36 properties (29%) that owe some or all of their dues totaling $51,088.84. Of these 12 properties have been reported to collections for owing more than this year's dues, totaling $38,742.

Treasurer reported that the first property that was sent to foreclosure is now paid in full. The second foreclosure property is waiting on the sheriff's sale. The rest are in process. Pres – still unsure about how the HOA would be responsible for the property in foreclosure that is going to the sheriff's sale. Would the HOA have to deal with the mortgage? Treas – according to his information from the attorney, the mortgage is separate and they would have a lien and get their funds first from a sale. Pres – still concerned that if our name is on it, we would be responsible. We aren't the owner, but a lien holder. VP offered to get information from the county on sheriff's sales.

**COMMITTEE REPORTS** (NSTR = Nothing Significant To Report)**:**

**BYLAWS COMMITTEE** (Secretary=Committee Chair): Secretary – Continuing to work the documents. Have a committee meeting scheduled for September 24 at 5:30pm here at the library. Pres asked if there were any new RCW changes. VP said no.

**ROADS COMMITTEE** (Vice President = Committee Chair): VP – Lots of road maintenance has been done. There is some wash-boarding and the contractor is looking into it. Still plan to drop more rock. Contractor suggested we consider using asphalt hardenings on areas where we get drainage issues.

VP – regarding the issue with the person from the community next to BATA putting oil on the road, we did find out his name and the witness said yes, that's him. President handed out photos taken by our contractor who caught him during one of the incidents. Pres – he told our contractor he was doing it for the dust. Contractor told him the sheriff was called. At the time we didn't have a name, so the sheriff wouldn't do anything. VP – If we give him a cease and desist, would we have it come from our attorney? D5 – It would carry more weight if it came from the attorney. VP – explained that a persona non-grata is a standard. It's something general like "If you come here, you will be reported for trespassing and the sheriff will be called." It would have to be filed with a police report. Pres - should we file a police report? Some agreed. VP – if we attach a persona non-grata, can show they've already been warned. Discussion about which should be done and in what order. VP – maybe do the cease and desist first and then attach that to the police report. Treas offered to contact the attorney and provide the photos and see what he says. Pres – the guy probably won't do it again this year since it's starting to rain. He did it in April, then again twice in August. VP – there is legal doctrine on moving to a place that already has an existing nuisance. He bought his property in 2001 according to the county website and the dirt road was already there. Sec brought up the map of the area on the screen. VP showed where his property backs onto BATA right where our road goes by. Pres will send the photos electronically to the Treasurer so he can email them to our attorney and see what he says.

VP – regarding the proposed policy on heavy or long loads, he looked into some dimensions. A good start for needing notice would be 10 feet wide or more. And a length for notice would be 26 ft long or more which would be like a hauler and low boy trailer say. Discussion about trailers and camper lengths. VP – when we get into the rainy season, would need to look at if heavy loads dig in. When the logging trucks came through the curves, you had to wait. Notice would be helpful. Pres – isn't it the transporter's responsibility to provide traffic control? Discussion about past incidents where a culvert was hit, a fence hit, a tree had to be cut down for a long load to make the curve. VP – so stating that if you're going to bring in something that large, we need to be notified. Then can inspect after and if damage to a culvert for example, could they be held responsible to fix it. The weight limit would be above what the general public would have and more in what a contractor would be hauling, like 30,000 pounds. That's about a full dump truck load.

Pres – next topic is ditches and reflectors. Treas – had an email on the drainage ditch when it was cut in initially by the contractor. Looked like someone had gone into it. The ditch edge has since been smoothed out.
Treas – also need to look at the logs and if we need more. Once he got caught in the gravel with his motorcycle and it pulled him toward the culvert. Might want to put reflectors on some of the trees. Pres – there's also a stump on the side of the road coming down Alderwood and if it's dark and foggy, could hit it if you pull off to let someone go by. Discussion about areas that are hard to see. Pres – still need some visibility when it's dark and foggy. Sec – reflectors on trees would be helpful. Pres – Also would be good to mark the culverts. Some are buried. Contractor brought a water truck and was able to clear out maybe 10 of them. If try to number them could find more. Sec – could number them by the closes tract they are next to. Pres – like that idea. Contractor wants to drop more rock. Alderwood has a lot. Rasor needs rock. Sec – contractor was going to send us a work description on Rasor place. Pres – we did get an estimate from him on the Underline culvert. He's been sick so will get it when he is better. Flu bug going around. Treas – need estimates for the budget. Leads to next topic.

**FINANCE AND BUDGET COMMITTEE** (Treasurer = Committee Chair): Regarding the budget for next year: D5 – what is the timeline for the budget? Sec explained working backward from when the first dues are to be paid in January, Treasurer needs to send out the invoices in December, so budget ratification should happen in November, so board should decide on budget and newsletter go out with vote information in October. That's why in the past couple of years, the budget committee met in September. Pres – could we get a printout of the actual costs so far this year? Treas – can do that. Sec – if the road budget is the same, that is the largest part of the budget and other costs are pretty steady. Discussion about road efforts. Some parts of the road are much better and more stable, but other work still needed such as on Rasor Place, Underline, S curves for example. Pres – do we need to adjust the admin part of the budget? D5 – that part is pretty stable. Discussion about keeping the budget the same. Pres – Do we all agree to keep the budget the same? All in agreement. D5 – the road is holding up well except for the speeders. Discussion about speeders. D5 – most people have slowed down but still have a few. It's not as bad as it used to be.
Sec – if have actuals, can plug them into our worksheet for this year and put out the newsletter. Treas will email actuals to secretary. Sec – will update the budget table and send it out. All agreed to keep the dues the same as 2026.

**OLD BUSINESS**

Rasor RID – Pres – Our guest Ed is here to talk about the RID. Ed provided an updated map. Said he's not willing to go onto people's property to talk to people. Discussion about issues with properties, trash, sheriff called. Also mortgage company called about squatters on the property where the owner passed away. Pres – also had a report of a person walking around with a gun and having a mental health issue. Sheriff said they could contact the property owner, but the property owner is deceased. Treas – have called the health department and PUD at times on the property up by them. VP looked up the ordnance about nuisance and read it. Pres – another issue on Rasor with the camper. Ed – Bonneville Power has an abandoned vehicle and dump site program for things left on the BPA easement. If they move it out of the BPA right of way, then it would become an HOA issue. Pres – if the property owner moves them onto their property, that's okay. Should we wait and let BPA do their thing? Discussion about how to enforce covenants. Pres – concerned mainly about issues that are a safety problem. When it's a health and nuisance, then people need to contact the county or health department. Pres – how about putting something in the newsletter? Sec – could add reminder in the newsletter about covenants that have to do with safety issues. Pres – add info about the BPA easement. D5 – good to remind people since properties change ownership. Maybe we should remind people annually.

Motions between meetings – none this month.

**NEW BUSINESS**

none

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

none

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Meeting adjourned at 6:05 pm.