

Belfair Acreage Tracts Association

NEWSLETTER – November 2024

Greetings BATA neighbors! We are sending this newsletter and ballot for ratification of the 2025 budget and dues. Please review carefully. After reading the newsletter, please submit your vote per the deadline on the ballot or attend the December 8th meeting. December 8th is the ratification date so assessments can go out prior to the first dues payment deadline of January 10, 2025. We always welcome constructive input from our community. Thank you for your attention.

1. BUDGET and DUES for 2025

First, the Board would like to thank all of the Community Members who provided input and ideas regarding the road and the budget. This is a very challenging process given all of the options and variables so we wanted to provide opportunities to get your input. We received input at both the October and November monthly meetings and also by email and with CPA ballots. Great participation so, thank you!

To summarize your input, this is what we received:

- Over 34 comments, requests and questions about the dues and roads
- Eleven specific requests that we don't do any further recycled asphalt and try other approaches to the road with other contractors
- Six specific requests that we don't raise the dues
- One demand that we raise the dues and continue to work with Bear Creek to extend the recycled asphalt to the rest of Alderwood as proposed by the 2023 Board of Directors, or "there is going to be a lawsuit."

We received many good recommendations and observations regarding the road. These have been captured in the minutes of both the October 13th and November 10th monthly meetings. Given that over 90% of the input we received from the community requests that we don't continue with recycled asphalt and don't raise the dues, the Board's budget proposal aligns with the majority and sets dues at \$750.

The Board is continuing to research contract solutions for a more permanent fix to the Roads. We will know more after the County meeting about their plan, and that will also give us more data as we decide where to focus our resources. We are obtaining estimates for contractors to do regular grading to maintain the road. We project that with the current percentage of dues payers, we will not have enough to pave or rock chip a portion of the road this next year. But if the maintenance allows us to have some carry over, this is a viable goal for the following year. The consensus is that an impervious surface is the long-term solution to potholes in the flat areas. The current condition is not acceptable, we all agree.

We have done our best to develop a proposed budget reflecting your input and actuals spent in 2024. There is a voting ballot with this newsletter for the community to weigh in on the budget and dues. Per the State Law RCW 64.90 we are required to present the budget for a vote of whether or not to reject the budget. The new budget will take effect unless a majority of our tracts/owners reject the budget. If a majority reject the budget we will fall back to the 2024 budget and annual dues of \$759.83. If not rejected the new budget is ratified and at least half of the 2025 payment will be due by January 10, 2025.

The following table shows the 2025 Budget developed by the Board along with comparison to the 2024 budget and actuals.

	2024 Budget on 2023 actuals	2024 Actuals through Oct	Average or Projected + 3% inflation	Budget Proposed for 2025	Comments
Recurring Management Costs					
Recurring Management Expenses					
Internet/Computer Expenses	\$ 336.00	\$ 414.46	\$ 426.89	\$ 430.00	used 2024 actuals +3% inflation
Office Supplies, Stamps, PO Box	\$ 1,488.00	\$ 1,334.06	\$ 1,374.08	\$ 1,400.00	actuals plus inflation and rounded up
Attorney Fees	\$ 14,000.00	\$ 11,175.66	\$ 12,587.83	\$ 12,600.00	average and rounded up
WA State Non Profit fee	\$ 45.00	\$ 30.00	\$ 30.00	\$ 40.00	has remained same but could go up
Court Fees	\$ 3,500.00	\$ 2,079.50	\$ 2,997.70	\$ 3,000.00	average of last budget and projected actuals
Insurance	\$ 4,000.00	\$ 3,812.24	\$ 3,926.61	\$ 3,930.00	actuals plus inflation and rounded up
Reserve Study	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	
CPA Independent Audit				\$ -	Association waived audit
ROAD Expenses					
Gravel and fuel	\$ 8,000.00	\$ 9,057.68	\$ 12,033.16	\$ 12,000.00	actuals w/ Nov bills + 3% infl rounded
Roadwork contract projects	\$ 62,000.00	\$ 56,799.60	\$ 58,503.59	\$ 58,800.00	
TOTAL	\$ 94,169.00	\$ 85,503.20	\$ 92,679.86	\$ 93,000.00	
DUES for proposed Budget (Total divided by 124 tracts) = \$750 each					
Percent of Tracts paid in full in 2024 as of November meeting				79%	
Potential Carry over from 2024 (checking)				\$ 41,864.00	
Amount back to Savings for Reserve				\$ 10,000.00	
Cash expected in 2025 if Dues at \$750 per tract and 80% pay				\$ 74,400.00	
Cash potentially available for Roadwork contracts					
Jan After first half dues received (assume 40% pay full amount at start of year)				\$ 34,864.00	
July After second half dues received				\$ 37,200.00	additional
Estimated Total for contract work with carry over				\$ 72,064.00	

The Board will continue to keep administrative costs to a minimum. Our thanks to our Treasurer for working to keep attorney expenses down while improving collection efforts. Please read the voting ballot carefully. If you are in agreement with the 2025 budget you don't have to submit a ballot but you are welcome to use it to provide comments or you can always send an email. If you do not agree with the proposed 2025 budget and wish to revert to the 2024 budget and dues, please submit a ballot.

Remember to attend the County meeting on November 20th regarding the Road Improvement District (RID) proposal. The meeting is scheduled to be in the North Mason High School Commons at 5:30 PM.

Please check out the web page for more information and minutes of the monthly meetings.

The Board thanks you for your attention and input. Stay safe out there!

BATA Contact info:

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Belfair, WA 98528-1725

WEBSITE: www.bataowners.org
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VOTE RESPONSE FOR THE 2025 BUDGET **of the BELFAIR ACREAGE TRACTS ASSOCIATION**

This form may be filled out and submitted to the Board in advance if you do not plan to attend the December 8th monthly meeting for the ratification of the 2025 BATA budget. Please read carefully before completing. After completing and signing, return to BATA Board of Directors by one of the following methods:

- handing off to a board member prior to the December 8th meeting
- dropping off at the meeting
- mailing by December 4th to the HOA address: BATA, PO Box 1725, Belfair, WA 98528-1725
- scan or take photo and email as an attachment by December 6th to bata.hoa@gmail.com.

If you have questions and would prefer to attend the meeting and get more information before voting, it is not necessary to mail in your vote as you can vote at the meeting.

Vote for one option and sign below to have your input counted.

☐ NO – I do not want the Belfair Acreage Tracts Association to proceed with the Board’s proposed budget for 2025 and want the Board to use the same budget as established last year (2024). I acknowledge that by not submitting a vote response I am voting in favor of the Board’s proposed budget.

☐ YES or abstain – I do want the Belfair Acreage Tracts Association to proceed with the Board’s proposed budget for 2025 as presented in the November 2024 Newsletter. I acknowledge that by not submitting a vote response I am also voting in favor of the Board’s proposed 2025 budget.

I _____ am an owner of Tract(s) _____
(print name)

and by my signature below, I attest that this is the consensus vote of all joint owners of the above tract(s) and authorize this vote to be counted as a proxy if I/we are not there in person.

Signed _____ Date _____
(sign here)

Note: If you have questions, please email the board before submitting your ballot by the above deadlines or plan to attend the December 8th meeting and bring your blank ballot for submitting at the meeting. Blanks will also be available in case someone forgets their ballot. Thank you!