

Belfair Acreage Tracts Association (BATA)

ANNUAL REPORT covering the period May 2024 to April 2025

This is the revised final version. A DRAFT Report was prepared 5-18-2025 by T. Lazo and presented/reviewed at the May 18, 2025 Annual meeting. Input/corrections subsequently incorporated into this version for posting to the BATA website.

Board Position Changes:

Following the election held at the last annual meeting on May 5, 2024, there were three new Board members elected. Robert Maxwell was re-elected and continued on the Board as Treasurer. Terri Maxwell remained on the Board and moved to the Director Five position. Elayne Stodola was newly elected and was selected by the new Board to fill the President position. Mark Case was newly elected and filled the Vice President position. Terilynn Lazo was newly elected and filled the Secretary position.

Highlights of activities over the 2024 to 2025 election year were as follows:

Note – details of activities are captured in the monthly meeting minutes posted on the BATA website at www.bataowners.org where a copy of this annual report will also be posted once finalized.

May 2024: The hired road contract company, Bear Creek Asphalt Paving, applied recycled asphalt to the first half mile of Alderwood Road and graded the rest of Alderwood to the Rasor intersection. (Bids had been obtained by previous Board and contract selection was made in April 2024 following a meeting with residents and general consensus of attendees.)

June 2024:

- President established the following committees:
 - Bylaws Committee – Secretary, T. Lazo, to chair
 - Roads Committee – Vice President, M. Case, to chair
 - Budget/Finance Committee – Treasurer, Robert Maxwell, to chair
 - Neighborhood Watch Committee – community member volunteer to chair
 - Neighbor to Neighbor Committee – community member volunteer to chair
- Communications ongoing with Bear Creek contractor on road concerns
- Bylaws Committee held open meeting to obtain community ideas on changes to covenants and restrictions.

July 2024:

- Road Committee obtained tree trimming bids and Board approved company Arbor Pro to trim trees along Alderwood Road and remove hazard trees that could fall into road.
- Quickbooks software updated
- Bear Creek Asphalt Paving company came back to do warranty work on the recycled asphalt but had equipment failures so said they would reschedule.

August 2024:

- Tree trimming completed along Alderwood Road up to 30 feet and several hazard trees brought down.
- Board obtained estimates for CPA third part external audit.
- President arranged site visit from WA Dept of Natural Resources to assess HOA areas for wildfire safety.
- PUD repaired culvert on TePee Lane where they had to re-bury an exposed power line. Residents pleased with result.

September 2024:

- Bear Creek Asphalt Paving company did some work on the road with a bobcat. “Wash boarding” type ripples in the road surface continued to worsen. Speeding vehicles considered an issue.

October 2024:

- Draft 2025 Budget presented to community for review and to obtain community input.
- Bylaws committee continues working however, RCW changes cause rework.
- Initial meeting on CPA audit vote held but no quorum attained yet.

November 2024:

- CPA audit meeting quorum attained and community voted to waive the external audit.
- The 2025 Draft Budget was sent out to Association members (Tract owners) for vote.
- Road conditions worsened. Bear Creek did final grading “under warranty” and result was poorly received. Contractor scraped off much of the recycled asphalt and created berming of material on the sides blocking storm water from draining off the road.
- Board ordered street name signs.
- Many community members attended County’s public meeting on the County’s proposed East Rasor Road Improvement District (RID). BATA Secretary posted her notes on the meeting to the BATA website and shared links and other info obtained on this topic.

December 2024:

- Gravel obtained for rock piles and ongoing filing of potholes by Board and community members. Majority of feedback from community was that recycled asphalt did not work or at least how Bear Creek Asphalt did the job and don’t want it done again.
- Tally of votes completed on 2025 Budget and it was ratified.
- Corporate Transparency Act reporting to the US Department of Treasury was completed by Board members.

January 2025:

- BATA Board held community meeting on Rasor RID to gather questions and discussion without presence of County representatives. Notes posted to BATA website.
- Board worked to obtain new road contractor and bids and voted to hire new contractor, Northwest Development and Underground.

February 2025:

- Road contractor previously selected backed out so Board continued search for road contractor.
- Replacement street name signs installed where signs were missing.
- Reserve study update provided by reserve study contractor. Comments sent back to contractor.
- Discussed options for taking action on issues with Bear Creek Asphalt contract work.
- Obtained pre-paid phone with phone number (360) 552-8259

March 2025:

- Held meeting to open HOA financial books to community members to review/audit.
- Accepted bid from road contractor.
- Some board members attended County meeting of the Transportation Information Program, Citizen Advisory Panel (TIP CAP) and shared community input on RID.
- Sent out newsletter to solicit nominations for election of board positions.

April 2025:

- New contractor, Mountain View Maintenance, graded all the main roads and parts of some of the side roads where there were potholes or ruts. Also re-contoured to establish crown for drainage.
- Started discussion with Sheriff’s office on possible mutual agreement for speed limit enforcement on our private roads per RCW 46.61.419.
- Ballots mailed out for May 2025 election
- Reserve study discussion with contractor held. Results reported in minutes.

Financial Summary: The budget cycle is the calendar year, January to December. Since this report covers the election year from May to April, the financial information will be shown in two parts: Part (1) = May to December 2024 and Part (2) = January to April 2025.

The 2023 board had set dues at \$759.83 per tract/parcel for the 2024 budget year so this was the amount assessed during Part (1).

Part (1):	<u>May 2024</u>	<u>December 2024</u>
Parcels paid in full	52	102
Percent of the 124 paid in full	42%	82%

As of December 2024, there were 13 properties in collections. Treasurer reported that switching to a different collections attorney in May had helped with resolving delinquent dues.

Combined checking/savings balance.....	\$ 79,487.93
Expenses ~	- \$ 80,525.82
Dues collected (income)~	+ \$ 56,409.05
Combined checking/savings balance	\$ 55,371.16

The 2024 board had set dues at \$750.00 per tract/parcel for the 2025 budget year so this was the amount assessed during Part (2).

Part (2):	<u>January 2025</u>	<u>April 2025</u>
Parcels paid in full	44	55
Percent of the 124 paid in full	35%	44%

As of April 2025, there were 15 properties in collections and one in foreclosure.

Combined checking/savings balance.....	\$ 55,371.16
Expenses	- \$ 22,955.24
Dues collected (income).....	+ \$ 45,944.09
Combined checking/savings balance	\$ 78,360.01

Major expenses over the course of the election year included the following:

- Contracted roadwork (recycled asphalt application, grading, culvert work) = \$53,101
- Delivery/hauling of gravel for pothole filling = \$9,400
- Road safety improvements (tree trimming, street signs) = \$16,514
- Attorney, liens, collection expenses = \$9,240
- Insurance = \$3,812
- Reserve study contractor update = \$800

End of Report