

Belfair Acreage Tracts Association (BATA)
Monthly Board Meeting - January 12, 2025

*DRAFT Meeting Minutes prepared 1-14-2025 by T. Lazo
 Draft posted to website 1-17 to make it available for comments. Minutes accepted as final at February 2025 Board meeting.*

BATA Board Meeting held January 12, 2025

Location: North Mason Timberland Library meeting room

Attendance: There were 8 community members and guests in attendance, in addition to all 5 of the board members.

Start: Meeting called to order at 4:32 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) – in attendance
 Robert Maxwell (Treasurer) – in attendance
 Terri Maxwell (board member) – in attendance

Rules of Engagement: President went over rules of engagement, provided on a handout. (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 reported the draft of the minutes of the previous meeting were posted to the BATA website and made available for comments. No comments or changes received. Secretary made a motion to accept the minutes of the previous monthly meeting. Motion seconded by Vice President and all Board members voted in favor. Final minutes of previous meeting to be posted to website along with draft of this meeting’s minutes.

Treasurer Report: Treasurer reported the account information as follows:

Bank Accounts:

Previous Month Checking balance reported		\$ 44,908.34
Incoming dues received	+	\$ 3,222.91
Expenses	-	\$ 2,738.75
End of Month Checking balance reported this meeting		\$ 45,392.50
Savings account balance		\$ 10,011.51

(Note that the above balances are as reported on the bank statement for the end of December. Some of the 2025 assessments came in by the January 10th due date so the checking account balance as of the January 12 meeting was up to about \$62K.)

Dues reporting as of this meeting:

This is the start of a new assessment year, so the number of properties not paid in full has gone up from the last meeting.

Of the 124 Parcels in the Association that we collect dues from
28 are paid in full (23%)
96 owe some or all of the dues (77%)

Of the 96 that owe
17 owe half of the current year dues or less = \$5,581.66
79 owe at least half of this year's dues or more = \$78,616.77
9 of these are making payments = \$6,276.40

Of the 70 that owe more than half and are not on a payment plan
51 owe for this year = \$38,181.23
19 owe for more than this year = \$34,159.14
14 of these are in collections = \$29,695.97

Pres asked if we have heard anything about the foreclosure property. Treasurer said no but waiting to hear from the collections attorney.

COMMITTEE REPORTS:

BYLAWS COMMITTEE (Secretary=Committee Chair): Secretary reported that no committee meeting was held due to the holidays but is tracking to get drafts to the committee by the end of the month. Sec also planning to set up separate tab on the web site for the bylaw committee to make it easier for the community to review the documents being worked.

(Road committee was next on agenda but since longer discussion was expected, President decided to cover the other items and come back to it.)

FINANCE AND BUDGET COMMITTEE (Treasurer = Committee Chair): Treasurer reported no committee meetings. Treasurer said the Board needs to discuss the Reserve Study and whether to put funds back in Reserve. Pres said we need to set up a time to discuss. Explained to the community that we need to have funds set aside as reserve per the state law. Discussion about how a major road problem would be handled and insurance. Sign at entrance to the BATA properties says "Drive at your own risk" since it is a private road.
? CM – sign should say what vehicles are not allowed. Pres – sign does say no ATVs but people drive them on the roads anyway.

Pres indicated that we also need to set up a time for the community to have an opportunity to look at the books.

Secretary recommended we discuss Reserve at the Feb meeting.

? CM – If someone causes damage to the road, are they liable? Pres – issue is having evidence.

? CM – His mom was driving up the road and was hit by some kid speeding and drifting down the S curves. Tow truck wouldn't come up because it was a private road. Pres – Had heard about that but thought it was some time ago and had not heard any recent issue with tow truck or accident reporting. Another CM asked if her insurance covered it. First CM did not know but confirmed it happened several years ago.

NEIGHBORHOOD WATCH COMMITTEE: No updates to report.

NEIGHBOR TO NEIGHBOR: No updates to report.

OLD BUSINESS

Motions between meetings – No motions made by Board between this meeting and the last monthly meeting.

Member info - topic tabled to the Feb meeting.

Corporate Transparency Act Reporting – President explained that this new law requires people managing businesses to provide info to the US Treasury Department and that it also applies to HOAs. President reported that the Board did file by the December 31, 2024 deadline so this action is complete until there are any changes to the board members.

? CM – Is the HOA a business? Treasurer – It is a registered non-profit and the rule applies to some non-profits.

Street Signs – About half have been put up by the Treasurer as of this meeting.

? CM – You guys are doing a good job since being elected to the board. Board expressed appreciation for the positive feedback.

RASOR RID – President informed all that the Board has set up a Community Meeting to discuss the RID proposal on January 25th at 6:00 PM here at the library. Ed B was present and said he is putting information together. He provided a handout with the following stated on it:

“Petition for the East Rasor Rd Road Improvement District (RID)

I am seeking to gauge the level of interest among residents regarding the improvement of East Rasor Rd.

****Signing this petition does not create any personal financial obligation. This document simply serves to demonstrate the number of property owners interested in moving forward with this project.***

If you would like to participate, please contact Ed Boogaerts at (206) 617-4527.”

Ed reported that he has been in discussion with Randy N who said the bond for the petition of about \$30K would most likely be funded by the County. Ed showed the latest map with the RID areas. Said folks can call him if interested. He will be at the meeting on January 25th.

County won't give true total cost until the study/engineering estimate is done, which would not happen unless there is a petition showing enough interest. Have been told about \$1m per mile. The Public Works folks promised to send him documents as they get them.

Secretary reminded all that the purpose of the meeting on the 25th was not to make a decision as a community, but to gather questions to feedback to the County and share latest information. The BATA website will have the information provided by Ed.

VP said that he located information from when Mason County had a consulting firm look at the project back in 2019.

ROADS COMMITTEE (Vice President = Committee Chair):

Pres – Copies of the bid from the Contractor the Board has been talking to were provided at the meeting for discussion. Pres gave background on this potential Contractor who would do some rehab work and then maintenance four times per year if hired. Board has talked to him three times in person and he has come out at least twice to check out the roads. President also recognized Terilynn, Mark, the Maxwell boys, and Terilynn's neighbor Lyn for their work to fill potholes on the road while we are negotiating to get the new contractor on board. VP noted that our President Elayne was also out with us filling potholes. Thanks to all involved.

? CM – Is all of Rasor included in the bid down to the pavement (Hwy 106)? Treasurer – no, just to the HOA's boundary on Rasor where the sign is. Pres – the bid includes all roads in the HOA including the Alderwood spurs that don't have a separate road name.

? CM – I have an idea to pitch. Why don't we get rid of the trees that butt up to the road and drip on the road to make the potholes? Secretary explained that trees dripping on the road do not cause potholes. Don't know who started this but it is wrong. If that were the case, we'd have potholes everywhere a rain drop fell. There are potholes where there are no trees hanging over the road and there are areas with trees hanging over that have no potholes. People should stop spreading this incorrect information. The potholes are because the road bed is not homogeneous and where water doesn't drain the material moves or compacts by tires. If you look at the road you'll see where it slopes there are less potholes because water can drain off. Drainage, slope and compaction are the issue.

VP – Also some of the tree's roots are holding up the road edge in some areas.

Pres talked about the tree trimming that was done last summer to remove hazard trees and cost for just that work. She also had the State Department of Natural Resources (DNR) come out last summer to look at potential fire spreading hazards. Trees crossing over the road do make it easier for fire to cross a road.

? CM – The road needs a good crown. Pres – The previous contractor Bear Creek was supposed to put a crown on the road but it was only about 1%. Had other issues as we all know and have discussed in previous meetings. We had an action item from December meeting to check with our attorney to see what our options are with Bear Creek. We have sent an email. Also need to be aware that if we take legal action, it could deter other contractors from working with us.

? CM – Need to reshape the road and put at least a 3% crown on it. This CM brought a guest relative who is a construction contractor and does roads. The guest contractor said we need to put at least 3 inches of material on the road and create swales for drainage. Don't use clean gravel to surface the road or it won't stay in place because of the speeders. Once the road bed is rebuilt it should be sprayed with molasses to reduce dust. Looked at the bid and said it will cost more if the gravel is not included.

TM – the first estimate from the contractor said rehab for 4.5 miles included 300 tons of gravel.

? CM guest contractor – Estimate 70 tons and double the bid for the amount of rock needed if bid is just his labor.

TM – First bid included some rock. HOA road areas were divided into 4 parts and each would get 120 tons of gravel if we understood it correctly. Can go back and ask him.

? CM guest contractor – He owns a construction company and was asked to come and review this bid since his son lives up here in our community. It isn't a bad bid but it is probably going to cost more if the rock is not included.

? CM – If we get money back from legal action on previous contractor that will help pay for it.

General sentiment that we'll be unlikely to get much back and it could be a long process. Nobody wins in a lawsuit typically.

? CM guest contractor - \$65K is his estimate just for the rock needed to fix the road. You do need a maintenance guy. Small grader won't do it. Need to rebuild the road in sections.

Pres – The contractor we are considering did tell us he would do the road in sections and does have larger equipment and crews for the rehab part of the work.

? CM guest contractor – that makes sense. Can't do it all at once. Is it \$40K each time?

Treasurer – No it's \$35K for the year at 4 times per year for the maintenance portion and then separate \$34K for the rehab. Guest – That isn't bad then and if it includes rock, it's a good bid.

? CM – Asked the guest contractor if he could give us a plan for what he would do for the road since most community members are not road experts. The other community member's guest said he could probably do that. President – We did request a plan from this contractor who's bid we are considering and he provided a lot of good and specific information. He also said he was willing to come and talk to the community at a meeting and we know many contractors would not. Treasurer – the potential contractor also walked the road with a couple of the board members and explained verbally what he would do.

? CM guest contractor – If you put $\frac{3}{4}$ clean the speeders will spin it right off the road. Need something that will bind when doing the rehab.

TM – discussed a different type of dust control with the potential contractor.

? CM guest contractor – If you do it right the road will be more like chip seal when finished. Will still get potholes but much fewer. Molasses is expensive but would help it last. Have to do it in sections. Drainage is the issue. Need a way to get people to slow down. Speed limit signs won't do it. Where you cut swales in that will slow the kids down.

? CM – Hear people in the community say "Why don't you fix the road?" They don't understand that finances are the issue. If have a section of road that is fixed, that will help show people what can be done and how much it will cost to do more. Even if you build a budget like in your own life, when a new issue comes up, there goes your budget. Need to say "What are the realistic maintenance goals that we have with the money we have at this time?"

? CM guest contractor – will draw up a little plan on how he would attack it so we have info when talking to potential contractors. Once you fix it, it's easier to maintain. TM – Issue has been that we use a lot of money on a project and not much left to do maintenance.

? CM – Have people heard about this mall thing they are going to put in by the high school? Some nodding.

? CM – I'm new here and just got accepted into the BATA page (Facebook). Communication is the issue. People who don't come to the meetings don't get information.

President explained that the official BATA information is on the BATA website, not on Facebook. The information put out by people on Facebook is not always truthful. The web site has factual information. You can go there to get information and if you have questions send us an email. The Facebook page is for other non-Board information, like found pets, saw suspicious activity, and things like that. Can't control the mis-information that is on the Facebook page. CM – I posted on Facebook and was told to come to the meeting. I did get more from the meeting.

? CM – Board can't get the work done on the road if people don't pay. Relayed the issue they had with their escrow when initially bought here and thought bank was paying the dues. When discovered they weren't had to catch up on back dues. Secretary – in most cases when you go through closing to buy a house or property, the dues is paid only to catch up on past dues to make sure there are no liens on the title when it transfers ownership, but the bank won't keep paying dues going forward after that unless the bank is the one buying the property.

? CM – The Birdsong property is up for auction. Has anyone heard if it sold? Neighbor had to put up cameras because squatters were walking through his property to get to Birdsongs. Treasurer – HUD might have bought the house.

Discussion about section 8 housing. Pres – We'll keep an eye on it. No control over who a property is rented to.

Returning to the roadwork bid:

TM read an email from the proposed contractor saying the rock is covered in the bid except for the one-day road work.

? CM – recommend having him re-write the bid and clarify the amount of rock that is included.

Treasurer – the contractor is confident that there is also enough material already on and by the road to help with the rebuild, but would still bring in some. Pres – How much rock did we pay for last year with just us putting gravel on the road? Treasurer – 332 tons.

Discussion about dumping rock and the areas in the swamp around the beaver dam.

? CM – On the area by the swamp would it be better to dig it out, put 4 inches of larger rock down, then cover with the finer crushed on top? Like they do for logging roads? VP – In areas where there is no road structure to start with, that is what logging companies do, but if there is a base like we have, the contractor would be more likely to recommend adding to it.

Discussion about S cures and swamp drainage to hold up areas that are on the sides.

TM – Do we want to have him re-write the bid with statements about the rock before we sign? Could tell him we do want to proceed with him as a contractor but need the bid document changed before we sign.

Pres – Do we have a motion to accept the bid on condition that rock is included?

Sec – We don't have enough money for the entire bid right now.

Discussion about when payment would be due. Sec – want to be clear about what we are signing up for and committing to pay. If committing to pay the full amount assume we will have a contract that goes with the bid? Treasurer – there is a link in the bid.

Discussion about contract and ability to okay the work along the way to ensure we can pay at the time the work is done. Treasurer – he said we could break it up if we needed to. Pres – maybe we can put the road areas in sections. TM – can tell him we are interested in moving forward but need more information in the document. VP – if we accepted the bid now, the rehab and two visits would come out of this year's funds because the other two of the four annual visits would happen in the next assessment year.

Pres – Do we want to go ahead with this contractor? Board members all responded yes.

Treasurer – Rehab won't repeat each year. Sec – some sections of rehab might be done in follow on years. Will probably change as we move forward and we see how road performs.

? CM – Can we get him to come out and fixe enough to get us through the rest of winter?

Treasurer – explained that is separate one-time bid. The drainage is work is what he would start in February. VP explained that the one-time bid is a temporary fix that he called a "hot lap." He would do a hard rip and put rock down in the worst areas to get us by.

? CM – How soon would he start? Pres and TM – if we contract with him, the soonest he could start is mid-February because he has other jobs.

TM – the example contract he gave us shows paying up front for material and 25% of the project. CM – we have enough for the 25%.

Pres – Would like to see step by step plan each time he comes out. For example – what are you going to do in this visit, how long are you going to be here this time? Etc.

? CM – Also don't you want to tell him what areas don't need work so we don't pay for those areas? On their property, they are now getting a problem with Rasor draining water that comes up their driveway. Pres – there are many culverts around the HOA and most are plugged.

Treasurer – there is a culvert there by Rasor that is plugged.

Fifth Board Member TM made a motion to go with the NW Development and Underground contractor contingent on them putting rock information in the bid. Motion was seconded by VP. All Board members voted yes.

NEW BUSINESS

Phone – Pres would like to see us get a monthly pre-paid phone so people can contact the Board/HOA and for use with the Venmo account. Could put it on business cards. Sec – would be helpful to have information on what it would cost. TM volunteered to get cost information.

Speed Limit Signs – discussion about 10 mph or 15 mph. Tabled until next month.

Mailboxes – Secretary reported last break in to non-emergency sheriff's line. When they called back, discussed options with the officer. Difficult to catch without video evidence or in the act. Talked about camera. Officer said best if captures license. Not in the high-risk period for theft like before holidays so have time to discuss further. Tabled for another time.

Meeting adjourned at 6:24 pm.