



Belfair Acreage Tracts Association (BATA)

Annual Member Meeting - May 17, 2026

DRAFT Meeting Minutes prepared 5-22-2026 by T. Lazo

Draft posted to website 5-28-26 to make it available for comments. Minutes accepted as final at June 2026 meeting.

BATA Annual Meeting held May 17, 2026 – Note: The second special meeting regarding the waiver vote of the CPA audit was held at 4:06pm prior to the start of the Annual meeting. A total of 33 votes were received. Since the required quorum for this second meeting was 31, the quorum was achieved. The votes were 33 No votes and zero yes votes for proceeding with the CPA audit. Therefore, the CPA audit of the 2025 books is waived. The President mentioned that after calls to elected officials and emails from our secretary, the state legislature changed the law to allow the audit to be waived by vote after 2028 if the amount collected by an association is below \$100,000. We still have to vote on it each year, but at least now we have the option to waive it. Sec – it's not all the changes we wanted but it helps. Thanks to all who submitted a ballot! CPA audit special meeting adjourned at 4:09pm. Annual meeting notes follow.

Location: HUB Senior center, Belfair (since the library reopens on May 19th, future meetings will go back to being held at the library).

Attendance: Beside the five board members who were present, there were five community members in attendance, a guest speaker and our road contractor. Quorum of board achieved.

Start: Meeting called to order at 4:34 PM by Board President. Sign In sheet and copies of the agenda were provided.

Rules of Engagement: Copies of meeting rules of engagement were available by the sign in sheet. President asked if there were any questions on the rules of engagement. No questions. (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.)

ELECTION: President ask if there were any nominations for the board besides the ones already on the ballot? No additional nominations were made. President recognized the two volunteer community members who are not running for election who agreed to count election ballots. Thank you! Ballot counting proceeded while the meeting commenced.

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: Copies of the meeting agenda were made available as a handout. President asked if there were any changes or additions. None were suggested. Sec made a motion to accept the agenda. Treas seconded the motion. All voted in favor. Agenda accepted.

Minutes of last month's meeting: Secretary had posted the draft minutes of the previous month's board 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. Director 5 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.

Annual Report: Secretary provided a draft copy of the annual report to meeting attendees. Sec recapped the highlights of the report. The report summarizes the accomplishments of the previous year since the last annual meeting and provides a financial summary. Accomplishments included road maintenance contractor hired who did extensive work on the roads and some of the drainage ditches and culverts adding 1,629+ tons of rock to our road base, VP fixed swamp fencing and cleared debris, contracted to have a large danger tree in easement cut down, entered into MOU with sheriff's department for speed enforcement, contractor placed logs and reflectors along drop-off side of the S curves, arranged with county to get traffic counter on Alderwood which showed an average of 300+ vehicle trips each way. There were also multiple administrative accomplishments including reserve study analysis, CPA audit research and communications to elected officials, money market opened, communications to members on PUD 3 project to replace power lines. Financials showed majority of expenses were for roadwork as expected.

Once the board has had a chance to review, the draft report, it will be finalized and the final will be posted to the website.

CM? – Are the logs on the edge of the S curves pinned down? Pres – yes.

CM? – Of the 300+ vehicles, are there vehicles coming up that are not homeowners and guests that are affecting the roads? Pres – there's no way to know. VP – it can't be determined.

CM? – I wanted to say that I appreciate the board and all you are doing. I wanted to add an encouraging word and say thank you from me and my family. You are doing a good job!

Pres – thank you, and good annual report. Regarding the PUD item, I wanted to add that PUD 3 is rerunning power and adding fiber optic to people's homes and it is not your cost. Sec – correction that PUD will run it to your meter and if your meter is on your house, that will be the ones who get fiber to their homes.

Pres – As stated in the annual report, over 1600 tons of rock were put on our roads. That's a lot of rock, and we'll need to drop more.

At this time, the guest speaker arrived.

Chief Bakken from the North Mason Regional Fire Authority:

President welcomed the Chief and introduced him.

Chief Bakken provided lots of valuable information! *Please read and pass the word to your family and neighbors!*

Road Closures:

- (1) Highway 3 will be closed for 16 days between Rodeo drive and Sunnyslope. At this time, the closure is scheduled to start on June 13th and go through June 29th but there could be delays. (Note: according to my notes the Chief said the closure starts on June 23rd, but the WSDOT website says it starts on June 13th. Chief may have updated information, but wanted to give the earlier date for planning just in case.) The detour between Belfair

and Gorst will be to take Lake Flora to Hwy 16. It will be a zoo so please have patience! During this time, Emergency services will try not to go north. They will take patients south to Tacoma or Gig Harbor unless requested to go north. If there is a severe trauma event, they may have to do a helicopter lift. But the bottom line is your Fire Department is aware of the closure and are planning for it.

(2) Stop light at West Sam Christopherson Avenue in Gorst is planned to be changed to a roundabout. Don't have the date yet but wanted to give a heads up.

(3) There will be a closure of HWY 16 in Gorst at the Mattress Ranch for fish passage work. Don't have dates yet on that but it will be extensive.

Note that everything with the Department of Transportation is weather dependent. (*Note: you can look up road projects and closure by going to <https://wsdot.wa.gov/>. Page down to "Projects and Improvements in your county" and select the county like Kitsap or Mason in the drop down. You can also sign up for emails or get their app for alerts.*)

CM? – There was talk about paving E Razor a couple of years ago. Is that still happening? Chief – have not heard anything on it. Pres – nothing progressing on it that we've heard.

Chief – I also get asked about the Belfair Bypass. I have no info on it. It may be still in the property acquisition phase. Will believe it when we are driving on it.

Wildland Fire: You notice when you look at the mountains, you're not seeing snow. So, there's not a lot of water in the waterways. Department of Natural Resources (DNR) measures the moisture in vegetation and that is what they use for determination of burn bans. Burn bans aren't just when it's not raining. Fire department follows DNR when setting burn bans. **We expect the first burn ban to be the first or second week in June.** If you have vegetation to burn, now's the time. Reminder that the first phase of a ban is usually a ban on burning yard waste, but small cook outs are allowed. The second phase is a total ban with the exception of propane barbeques. Technically in a total ban, charcoal is banned also.

Discussion about grass mowing by Cascade natural gas and limited evacuation options. Chief commented that Mason County has many communities that are one way in and one way out. Many areas that were part time cabins have become full time residences. If fire is chasing, they will cut through other access ways but only in an emergency.

Mobile Integrated Health Program:

Chief handed out a flyer card showing their new "Mobile Integrated Health Program" Team. This is a new team and concept to handle health needs in the community before problems become an emergency room visit.

They analyzed data on 911 calls and found the majority are medical and had a 30% increase over the past 5 years. People are using 911 for health care and calls are not necessarily emergency room issues which is expensive. So, they brought on this mobile medical health team funded by Public Health funds. The team comes to you for health-related issues like urgent care. They can come to you or you can come to them at the fire department. They will bill insurance but if the insurance doesn't pay the full amount, they don't bill the individual at this time as they have public health funds. They don't want to discourage people from using the service. This is a new concept and the first program like this in the state and maybe the country. They are trying to keep the community healthier before it gets so bad they are in a life-threatening situation. It's not a replacement for your primary care and they will try to arrange primary care for follow up. For example, say someone has an infected wound but they don't get it checked because they're worried about insurance. But the wound gets so bad it goes to

sepsis. Now it's an emergency visit and stay at the hospital. If the patient survives, they will have a six or seven thousand dollar bill. If they can't pay, we all pay.

Pres – so is this service a 911 call? Chief – No, but people could get referred to the team from 911 if it's not an emergency or for follow up after an emergency. The phone number is (360)-275-6711, extension 0. **People can call for an appointment (Mon – Fri, 8am-4pm).** The team will spend the time needed with the patient. They don't do primary care but many people are having trouble finding primary care. The team will help find primary care for follow up after seeing the patient. Please use the program! They expect that in two years they will be doing more calls than the EMTs. Last year was the first year that 911 calls went down and it's because of this team. Mental health and substance abuse are not emergency room problems most of the time. This team handles the problem better.

Sec – Is this covered by insurance? Chief – yes, but insurance companies don't know what to do with us yet. We are planning to partner with a hospital for billing and that will help with rural reimbursement.

Dir 5 – how do you know if you should go there or have them come to you? Chief – it's your call. But likely it's a next day appointment. They will triage and if necessary, will take the patient to the ER. About 12% go to the ER.

Q&A for Chief:

Sec – regarding fire response, if we smell someone burning garbage and plastic, do we call?

Chief – YES, call 911 if you see or smell someone burning garbage. You can tell when someone is burning plastics or things other than vegetation. The only thing legal to burn is vegetation from your yard. We don't tell people who reported it to 911.

Sec – The evacuation alert last year was a scare. Are there things we should be doing about fire prevention living in a wooded area? Chief – There is risk prevention and evacuation preparedness information on line. Grassy areas are more likely areas to burn. The Toonerville fire was a reprod pile. A lumber company had left piles to dry. Generally logging piles will have a permit. Issue is when they light the pile and don't stay with it, especially through the night when it is still burning. Regarding the evacuation alert last year there was a glitch and all of Mason County was notified. You can imagine the volume of calls they had to deal with. They have revised the notification system and can now focus down to small areas of 4 or 5 homes.

Dir 5 – What is the app on the alert system? Chief – there are several. "Watch Duty" is the one many people use. There is another one through the DEM and he will get that info to us. (DEM = Department of Emergency Management)

Sec – if we see someone pouring oil on our dirt road for dust control should we call it in? Chief – call the Department of Ecology spill line. That's who the fire department calls. (Ecology spill reporting line is 1-800-OILS-911 or 1-800-645-7911). Discussion about dust control. Chief - Your road is in great shape! It's the best I've ever seen it.

CM? – Who's responsible for mowing under the power lines? Pres – Bonneville power. Residents can call them and request mowing. Maybe if multiple people call, they will get out there sooner. CM? – maybe can get the goats up there.

CM? – what are the hours of the Mobile Integrated Health Team? Chief – the hours of the health service are 8 to 4, Monday through Friday. If you call 911 on the weekend, they'll schedule you for Monday.

All thanked the Chief for coming and providing the great information!

(After chief left, continued with the rest of the agenda.)

Treasurer Report: Treasurer provided the following financial information:

Bank Accounts (based on bank statement through end of last month):

Previous Month Checking balance reported		\$ 53,959.81
Incoming dues received	+	\$ 4,560.83
Expenses*	-	<u>\$ 293.36</u>
End of Month Checking balance reported this meeting		\$ 58,227.28
Savings account balance		\$ 15.23
Money market account balance (reserve fund)		\$ 15,008.00

*Expenses were primarily for office supplies (\$165.33) and road signs (\$128.03).

Dues payments: Treasurer reported that 68 properties are paid in full or 55%. There are 56 properties that owe some or all of their dues totaling \$70,351.95. Of these 15 properties have been reported to collections for owing 2025 and prior dues, totaling \$47,388.04. Two are in foreclosure. One is getting ready to file a payment plan. One had a mortgage company that defaulted on their foreclosure, so we are going to proceed with ours.

CM? – For the ones in foreclosure, does that force them to pay? Treas – It does cause court action. CM? – Can they just continue to not pay? Treas – It forces them to make payments or the legal foreclosure rules apply. Pres – we had to go to foreclosure because some have had liens for years and not paid. This is the first board that is doing foreclosures.

CM? – Do they pay attorney fees too? Treas – yes. BATA gets reimbursed so owner pays the attorney fees in the end. Discussion about if the home is sold under foreclosure. VP – If the property is sold under foreclosure, the mortgage is paid first and if any funds are left it goes to the other debts like HOA dues.

COMMITTEE REPORTS (NSTR = Nothing Significant To Report):

BYLAWS COMMITTEE (Secretary=Committee Chair): Secretary – continue to work on the extensive changes. Secretary showed the 60-page printed spreadsheet tracking all of the 200+ elements of the RCW that need to be addressed in our document changes. The other issue is that each year the legislature makes more changes and there were more changes this year. But the committee will continue to work it and keep you updated. Pres – the committee meetings are also open for people to attend and participate.

ROADS COMMITTEE (Vice President = Committee Chair): VP – As shown in the annual report, over the last year, the contractor dropped over 1600 tons of rock on our roads. That's over 3 million pounds. We have run the quarry out of rock twice. Over to our contractor for any more comments.

Contractor – we are looking at dust control options. I was able to get a sample of a liquid concentrate. Will have to mix it and get a sprayer to apply it. The goal is to have it soak in about 2 inches. It's supposed to last the season.

Pres – what if you grade the road after it's applied? Contractor – You will lose it. It's expensive, so you want to apply after a final grading before the dry season.

Pres – we're looking to put it in front of where people live. Have 2 possible areas to try out the sample. So, we're looking at these options for the test. Contractor – I do recommend doing the test on Alderwood because it has a lot of rock on it and is in better shape. We still need to add more rock on Razor and Underline.

Dir 5 – What do you think about the suggestion of spreading quickrete on the road? Contractor – It's not a good option for our road. Maybe for a driveway, but on the road, it will crack and turn to dust so it will add to the problem, not help it. It also has a lot of lime in it so it's not great around streams.

Dir 5 – Is this sample product safe for the environment? Contractor – it is safe. But I haven't used it. I have used molasses, and it works great, but it is very expensive. I worked with a contractor who was doing construction on Lebo boulevard in Bremerton. They used molasses and it did last the whole summer.

Contractor - For this product, when we go to apply it, we'll grade the road, moisten the road, and then apply the product. It will only last the summer. Estimating it will cost \$5,700. Five gallons covers 4 to 5 thousand square feet. Penetration will vary. Where the rock is not packed in as well, it could soak in more. Also, the width of the road varies so much it's hard to calculate the exact square footage needed.

FINANCE AND BUDGET COMMITTEE (Treasurer = Committee Chair): Treasurer – NSTR

ELECTION RESULTS: The volunteer ballot counters reported that 26 ballots were received. One checked a vote only for Mark Case. The other 25 checked votes for all five current board members. There was one CPA ballot in the mix and one ballot had notes on it regarding their property ownership. (The CPA ballot was an additional no vote added to the 32 from the previous meeting, making a total of 33 votes against conducting a CPA audit and zero votes in favor of conducting the audit.)

Therefore, the result of the election are all five current board members continuing as Directors on the Board. Pres – THANK YOU to the two volunteers who counted ballots! And thanks to all who submitted votes!

OSATA (other stuff as time allows)

None offered.

Next meeting will be back at the library on June 14th.

Meeting adjourned at 6:32 pm.