



Belfair Acreage Tracts Association (BATA)

Monthly Board Meeting - June 14, 2026

DRAFT Meeting Minutes prepared 6-23-2026 by T. Lazo

Send input/corrections to bata.hoa@gmail.com prior to next monthly meeting at which time minutes will be made final.

BATA Board Meeting held June 14, 2026

Location: North Mason Timberland Library meeting room

Attendance: Beside the five board members who were present, there were three community members 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 went over the rules of engagement. 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. President made a motion to accept the agenda. VP 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 annual meeting to the website by the end of last month along with the annual report. 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):

Previous Month Checking balance reported		\$ 58,227.28
Incoming dues received	+	\$ 2,345.83
Expenses*	-	<u>\$ 4,450.00</u>
End of Month Checking balance reported this meeting		\$ 56,123.11
Savings account balance		\$ 15.23
Money market account balance (reserve fund)		\$ 15,014.36

*Expenses were primarily for roadwork.

Dues payments: Treasurer reported that 70 properties are paid in full or 57%. There are 54 properties that owe some or all of their dues totaling \$68,814.31. Of these 24 properties have been reported to collections, totaling \$46,923. One of the properties is waiting on a payment plan. Another has been moved to the foreclosure process. One is up for sale. One paid half.

Treas – attorney asked if we want to handle the liens or have the attorney do it. Pres – when do we start the lien process? Treas – bylaws say we can do it after the dues are delinquent 30 days, but we are doing it if they are not paid by the end of the calendar year. Secretary – so we're asking if the treasurer should do the lien paperwork or the attorney. Treas – yes. If the attorney does it the owner pays the attorney fees. Pres – we have the attorney for that. Robert is a volunteer. I say let the attorney handle it. All board members agreed. Sec – but the Treasurer will let the attorney know when to start the process? Treas- yes.

COMMITTEE REPORTS (NSTR = Nothing Significant To Report):

BYLAWS COMMITTEE (Secretary=Committee Chair): Secretary – no meeting held but now that the library is reopened, will be able to resume committee meetings.

Pres – Were there any RCW changes? VP no

ROADS COMMITTEE (Vice President = Committee Chair): deferred to later in meeting so contractor could be there.

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

OLD BUSINESS

Motions between meetings – none this month.

RASOR RID – NSTR. Pres will remove from agenda since no developments.

Signs – VP – still need to put one up down on the Rasor road entrance. Discussed putting one on a tree near treasurer's residence from Underline toward Rasor.

PUD 3 Project – PUD is adding Cedar street to the project. Nothing else new. VP explained to the community attendees what PUD us planning to do.

Reserve Study – Sec reported that the draft update was received and we have until June 27th to provide comments. Secretary brought it up on the screen. None of our comments on the previous version were addressed or incorporated and they had a full year to fix it. All they did was add the info we provided on the estimated repair of the swamp culvert. It checks the legal block that we have a reserve study, but it's not useful or helpful to us. Secretary proposes to send the comments again and then find another contractor next year. All agreed. Pres requested the report be forwarded to the board. Secretary will do along with the comments. Dir 5 – should we point this out to the elected officials like we did with the CPA thing? Sec – I did send a request to the elected officials to fix this requirement or at lease require reserve contractors to have construction knowledge or technical background. Not sure it will help.

ROADS COMMITTEE (Vice President = Committee Chair): VP – for the dust prevention, our contractor applied the sample by the entrance sign on Alderwood. Contractor does not recommend buying more of this expensive dust control product. It won't hold up past a grading

and would be over \$10,000 for just a portion of Alderwood. Sec – Don't think it will last even that long. With just cars going over the sample area it didn't hold up. Pres – It also didn't cover the amount of area the manufacturer said it would. Dir 5 – there's more traffic on our road than where that product is probably meant to be used. Pres – also still have a lot of speeders. Discussion about speeders and issues with squatters using our roads to go to lots in upper areas. Also, ATVs and motorcycles seen cutting through from the high school direction.

VP – next topic is the issue of stormwater drainage problems on Rasor Place. Pres – spoke to owner of the upper property where the drainage pipe comes out. It was there when they purchased the property. Not sure where it drains from but willing to take it out.

CM? – that's not the worst of it. Water shoots out of a stump higher up on the next property to the north. There's a lake back up there and when water is high it puts pressure on the ground water and surface water up there. It comes down across the road and floods their basement.

CM? – we had 13-inch-deep standing water in our back yard. When the water is full drainage, her barricades aren't keeping it away and it floods their driveway.

Pres – would be better to meet out at the properties.

CM? – showed a map. Said there's an underground tank on the lower part of their property according to the drawings on their home documents.

CM? – there's a pathway where the water should be going, but when it gets backed up it floods their place.

Sec – is there a time that works best for meeting at the properties? CM? – evenings and weekends. Contractor arrived and said could meeting in evenings. Pres said one of the residents who isn't here said he could meet in evening Tues Wed or Thurs. Contractor asked about where the water is coming from. More discussion about flooding and possible drainage options.

CM? – worried about the depth of water in their back yard. Need to protect their septic.

CM? – had sloping to keep it from coming back into their property. Contractor – you need to do some ditching to keep the water draining off your yard. CM? – it used to drain better. Not sure what has changed.

Discussion about meeting time and day options. Decided on 6pm the next Wednesday. Contractor – would be good to get something done before winter. Sec – at least get a plan going.

Tree Issues: Contractor – there are a couple of danger trees that could come down on the road. VP asked about location. Agreed to work together to get them cut down to prevent danger to the road.

Contractor asked about gravel for Baker Ct. That road is actually pretty good but there's one area that should be graveled. VP will talk to owner at tend where that is. It's on the BATA easement but might need a culvert there.

Contractor – another load of quarry spawls should be put in the swamp culvert outfall area for erosion control. Spawls = 4 inch to 6 inch clean rock.

Contractor – also need to clean out more of the ditches from the HOA sign on Alderwood to the swamp area. Also make sure culverts cleared at the top and need to replace the rusted-out culvert on Underline. Just need to get locates. Already have the culvert pipe ready to install.

VP – want to discuss the proposed policy on heavy loads. Weight of loads may damage roads. Sec – thought discussion was on long loads that block the road. Not sure how you could really tell if a heavy road affected the dirt road. It's not like it would crack like a paved road. Discussion about road blockage and bringing in long loads like modular homes. Contractor – If a load damages a ditch or culvert it would be noticeable, but not gravel displacement. Pres – so major damage like dragging a ditch out or pulling or crushing a culvert would be what to look for. VP – should start with a policy and then eventually incorporate into the CCRs. Pres – parameters should be discussed. Sec – good idea to start with a policy so can see what's working and what's not before putting in the governance docs. VP will start a draft policy.

NEW BUSINESS

Handling Complaints: Treas – one of their neighbors passed away. The brother lives on the property and now there are 3 campers on the property with people. Have called the health department because of how close they are to the well. Also issues of burning trash in the driveway and heard reports of illegal tree cutting. Discussion about other incidents. Have been calling the authorities as a resident. If called BATA, what would the board do? Sec – the board can't enforce the laws that the authorities have to enforce. Pres – we're volunteers. We're not going to put our lives on the line. Our focus is the road and safety.

CM? – you shouldn't put yourselves in jeopardy. Sec – it's hard to enforce when our documents don't specify how or when we would enforce or fine. Also, laws are expected to change on what HOA's can do for fines. Pres – had an issue once with livestock and told resident we can go to court and have the court set the resolution or fine. Resident opted to get rid of the livestock. Discussion about dogs loose.

Dir 5 – Issue is the squatters. Can't enforce fines with them if they aren't in BATA. Pres – when someone rents their property, we're supposed to get a copy of the renter's agreement but that's not happening. Pres – we will be looking at how to change the governance documents. Everyone will need to give input. Treas – so if someone emails a complaint, our response would be you need to call the authorities whatever agency applies? All replied yes.

OSATA (other stuff as time allows):

none

Next meeting is July 12th.

Meeting adjourned at 6:02 pm.