

Belfair Acreage Tracts Association (BATA)
Monthly Board Meeting - September 14, 2025

*DRAFT Meeting Minutes prepared 9-22-2025 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 September 14, 2025

Location: North Mason Timberland Library meeting room

Attendance: There was 1 community member in attendance, in addition to all 5 of the 5 board members. 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.

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

Rules of Engagement: President noted that rules of engagement were provided on a handout and had not changed from previous meetings.

(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 August meeting were posted to the BATA website and made available for comments. There were no comments received. Secretary made a motion to accept the minutes of the annual meeting. VP seconded the motion and all Board members voted in favor. Motion passed. Final minutes of previous meeting to be posted to website along with draft of this meeting’s minutes.

Treasurer Report: Treasurer provided the following financial information:

Bank Accounts:

Previous Month Checking balance reported		\$ 65,022.66
Incoming dues received	+	\$ 4,589.46
Expenses	-	<u>\$ 11,393.43</u>
End of Month Checking balance reported this meeting		\$ 58,218.69
Savings account balance		\$ 10,013.54

Expenses were primarily for roadwork (\$10,920) and supplies (\$218).

Dues reporting as of this meeting:

Of the 124 Parcels in the Association that we collect dues from
 83 are paid in full (67%)
 41 owe some or all of the dues (33%)

Of the 41 that owe

11 owe half of the current year dues or less = \$2,580.49

29 owe more than half of this year's dues and not on payment plan = \$46,504.00

1 owe half of this year's dues or more but making payments = \$813.83

Of the 29 that owe more than half and are not on a payment plan

15 owe half to full amount for this year = \$10,599.45

14 owe for this year plus balance forward from prior year(s) = \$35,904.55

These are in collections = \$35,904.55

Treasurer reported that of those in collections foreclosure was started with three. One that received a foreclosure letter is working out a payment plan. The other two properties were going to sell. One sold and one fell through. The one that fell through got their own attorney and now their mortgage company is also foreclosing. Since mortgage company takes priority in foreclosures, we may not see the back dues. Treasurer was trying to get all dues owed caught up by the end of the year but doesn't look like that will happen.

Pres – You are doing a great job. It takes a long time. The process is long but it gives homeowners a lot of chances to work it out.

Treas – Also when we go to collect and foreclosure starts, can only go back six years. Late fees were removed as the board voted on the last meeting.

Pres – When we try many ways to work out collection of the dues, it shows a judge that we're tried multiple ways and if there is a pattern of non-engagement from the homeowner, it gives us a better case.

CM? – Did I hear right that we can only go back 6 years? So we have to try to resolve it by then?

Pres – WA state law says you can't sue for something farther than 6 years back.

CM? – Would think it would be better to apply payments to the oldest delinquent.

Pres – Before Robert took over as treasurer, the previous treasurer didn't even try to get dues and we were at 68% non-payment. He has made great progress!

COMMITTEE REPORTS:

BYLAWS COMMITTEE (Secretary=Committee Chair): Secretary reported that committee did not meet since last board meeting. Secretary work on docs some but was having hand issues.

CM? – was doing some reading on fees and read that there should be a schedule. Was that discussed by the bylaws committee? Pres – yes that is one of the many areas discussed for possible future updates.

Sec – want to set up the next bylaw committee meeting but don't want to conflict with budget committee meeting.

Board discussed meetings and reserved library for Sept 22 from 7-9pm for Budget Committee meeting and reserved library for October 5, at 5pm for the next Bylaws Committee meeting.

Board agreed to move the November board meeting to the third Sunday, November 16th
Secretary is unable to attend on the 9th.

ROADS COMMITTEE (Vice President = Committee Chair): VP reported that contractor has dug out and armored the culverts on Alderwood and is currently working on drainage. Contractor has a larger grader getting delivered as small one is not big enough to do the road base contouring.

VP would like to proceed with concrete work on the fence posts at the swamp but would like to do all concrete work at once so need to define location of road signs. He has another community member who will help and offered the use of his auger.

Pres – watch out for utilities. VP will do - following the locates done by the road contractor.

VP on the topic of the logging done on slopes. The property is to the west of the BATA border, near the S curves. Secretary brought map up on the screen for meeting attendees. VP – the concern is with the slope on the west side of our road. He spoke to contractor who said if they leave the stumps and do no more, we should be okay. Need to watch it over the next 5 years. The company plans to replant. Since the property is not part of BATA, we have no say. Most we can do is ask questions and keep an eye on our road. If something does happen that affects our road, we can address it legally. But because it is privately owned and outside our easement, we are limited to asking about status/plans and monitoring.

Pres – asking questions puts them on notice that we are watching. Pres will provide VP with contact info for the representative from DNR that she working with on fire prevention.

VP – If nothing happens over the next 5 years, we will probably be okay. Board continued to discuss map and S curve areas.

Pres – Regarding the drainage work, contractor can not do the drainage fixes the way it would be best because of the utilities being too shallow. So he will have to try to slope the road instead of digging drainage ditches in some areas.

Board discussed an email that came in from a community member regarding culvert by their property on Alderwood. Treas – Didn't the homeowner talk to the contractor? Pres – yes. Problem is the homeowner's property is slanted. Discussion continued about the property slope. Pres – contractor said he could push the dirt so it drains to the side but homeowner said no. Options are to move the brush or put it so water goes under the driveway but that would be the homeowner adding a culvert at their expense.

Sec – maybe Board should meet with the resident and hear them out.

Treas – Water should go along the ditch and not on properties. Pres – since the property is already curved that way, I thought we could let water go that way, but contractor said the road actually slopes up there. Treas – the road culvert was there before the home. So either the homeowner puts a culvert on their driveway or the water goes on the road. That messes up the road.

Pres – there is also a power line there, so to go to the left would be trenching across their power lines. Dir5 – community should not have to pay for their culvert. Pres – Will talk to the resident and see what they say.

Dust control: Pres – recommend we plan to do it next year. VP – agreed. Can look at options as more of the road base work will be done. Pres – could also look at sections in front of houses as a priority if options are still expensive.

Winter prep: Pres – Contractor says we will be ready. He has a roller coming in and another grader.

Dir5 – Since utility lines aren't deep enough, can't we get utility companies to make them deeper? Pres – maybe because of the width of the road, utilities are closer to the road. There is a pending work order with PUD to add fiber optics. When that happens, they will put in conduit, and the other lines can go in the conduit. Won't happen until they bring fiber optics to highway 106. Don't think century link would change their utilities due to the expense.

Dir5 – So we can't do the drainage until the utilities are fixed? Couldn't we put ditches in where the utilities are not or outside the utilities? Pres – contractor is doing that in some areas, but some residents would probably be upset if we go further onto their property. Dir5 – what about on the road? Pres – would lose width of the road and there wouldn't be room on the main roads for two cars to pass. Dir5 – what is the solution then? Sec – sloping the road. Pres – also swales so water goes to culverts. Discussion continued about crown, slope, ruts.

Pres – also discussed speed bumps both inverted and above road. Contractor said he found we can't do either unless it is approved by the fire department.

CM? – Have seen the inverted ones in California and they do slow you down. Fire department there must have okayed. Probably better where paved.

Pres – a resident on upper Alderwood is concerned about the speeding and wants to put a speed bump in. Think the speeding tickets will help. Dir5 – can we stop people from doing things on the road that damage the surface? Pres – haven't been able to. VP – we have some do-it-yourselfers in the community. Whatever we do, we'll have to factor in that someone might try a DIY.

Pres – went with contractor to look at potholes on Teepee Lane and he will work it.

VP – Rock was put in swamp culvert. It will be good to see how all the improvements help.

Treas – in preparation for the budget meeting, do we have cost info to plan for next year? Pres talked about savings in rock pile filling. Sec – would be helpful to get costs summarized for planning for expenses next year. Pres – upper areas of road need rock added. Sec – can we get a list of the improvements needed and projected costs for the committee? Pres – will try to get info from our contractor.

Fencing at swamp culvert: VP purchased fencing but want to put concrete in when do sign posts so it hasn't been installed yet. Need to know where speed limit signs are going. Have ten signs. Sec – what would help you? Flags on the road where signs are to go? VP could mark on a map.

Pres – a community member posted on facebook that if we do the agreement on speed limit enforcement it would go against our claim that the county owns Razor road based on the old Bud easement. Pres tried to respond. VP – there was a state law change after the Bud easement that says for a county to be a county road, they have to own the property the road is on. Discussion continued about speed limit signs.

Sec brought up map on the screen and board discussed placement and marked on paper copy using the map that was sent out in the newsletter. VP talked about using trees for some signs if there is a possible issue with utilities. Pres – may mark spots and call for locate. VP agreed.

Pres – prefer them to be on posts. Discussion on signs and posts.

CM? – Is there a requirement for a number of signs? Pres – no. Reviewed requirements received from sheriff's office. Pres discussed how newsletter was notice to community. Asked if there have been any other comments received. Sec – not so far but gave 60 days. Will likely put out result with the next newsletter. Board discussed returned mail. There were two returned.

FINANCE AND BUDGET COMMITTEE (Treasurer = Committee Chair): Treasurer – no update. Committee meeting set for September 22nd from 7-9pm.

OLD BUSINESS

Motions between meetings – none this month.

RASOR RID – Pres – Randy Netherland said the county council has \$2M set aside for Rasor RID but if it doesn't go through, they will put the money elsewhere. Said he only set it aside because of feedback he had received from some property owners in the Rasor area. VP – spoke to Ed who said had tried to go door to door but stopped because it was dangerous. Board discussed how some members concerned about traffic.

Board discussed trees next to road.

Reserve Study – no updates.

Business Cards – no updates.

Bear Creek Issue – Dir5 spoke to the representative on the bond filing. Was told you typically have to file within 30 days. Board discussed warranty work and if all part of one job. Dir5 asked if the Bear Creek contractor contacted us after the road scraping. VP said no so likely considers it complete. Pres – sounds like we can't do anything then. All concurred.

Bank Change – no updates.

Traffic Counter – Pres – no word yet.

Tree cutting – the dangerous cedar tree is down. VP – the tree contractor did a good job. Think they earned it. Discussion about trees next to road.

Burn Ban – burn ban is still in place even though it has rained once or twice. Sec – it probably has to rain consistently before the county will change the burn ban.

NEW BUSINESS

RCW changes: VP – all changes from last legislative are finalized.

OSATA (other stuff as time allows)

Pres – want to discuss harassing emails we have received from a community member. Recommend standard response that acknowledges receipt of the email. Board agreed that it was best not to engage with antagonistic messages. If any emails or communications come in that are threatening, we need to relay to the sheriff's office. Don't engage.

Anything else? Dir5 – for properties in collections, if we have given second notices, what do we do next? Pres – if only one year behind, that doesn't seem long enough to take legal action, but if multiple years then yes.

CM?- not too many years back though if we only have 6 years to recover the dues.

Dir5 – also if we wait too long, the bill is so big, they can't handle it. Pres – don't want to kick people out of their homes if it hasn't been that long.

CM? – doesn't the attorney handle it? Treas – explained the process and steps. The attorney handles the process once triggered by board decision to proceed.

Sec – if it is a company or landlord that owns the property, should proceed to foreclosure right away. Pres – agreed, but if it is an individual owner who is living there, we need to work with them more.

CM? – doesn't it have to be a minimum of \$2K to proceed? So if dues is less than two years it doesn't meet that threshold anyway. Pres – agreed. Treas – the ones that are in foreclosure process are more than two years.

Treasurer made a motion to have the attorney move ahead with foreclosure on the BK group. VP seconded. All board members voted yes.

CM? – Board should have rules about handling delinquents. Pres – could add to newsletter that once you owe more than \$2K, you could be subject to foreclosure, so start making arrangements to pay! Board discussed past efforts to get homeowners help such as WA homeowners assistance fund. VP – if we put it in the newsletter, we might want to add information that when people buy a house and HOA dues are put in escrow, it is likely only for the first year or two. And if the bank doesn't pay, the homeowner is still responsible. They need to contact their mortgage company to work it out. Board discussed escrow and options.

Board discussed how to reach the residents who's newsletter mail was returned.

Meeting adjourned at 7:01 pm.