

Belfair Acreage Tracts Association (BATA)

Monthly Board Meeting - April 13, 2025

DRAFT Meeting Minutes prepared 4-20-2025 by T. Lazo

Draft posted to website 4-23 to make it available for comments. Minutes accepted as final at May 2025 Board meeting.

BATA Board Meeting held April 13, 2025

Location: North Mason Timberland Library meeting room

Attendance: There was 1 community member in attendance, in addition to 3 of the 5 board members. Quorum of board achieved.

Start: Meeting called to order at 4:56 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) – absent with advance notice given
- Terri Maxwell (board member) – absent with advance notice given

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 previous meeting were posted to the BATA website and made available for comments. There was one comment by email requesting removal of a question asked at the meeting. Board discussed context and determined no changes to the minutes needed. Vice President made a motion to accept the minutes of the previous monthly meeting. Motion seconded by Secretary and all Board members present 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: Although Treasurer was unable to attend, he emailed the financial report. Account information from report shown below:

Bank Accounts:

Previous Month Checking balance reported		\$ 85,505.14
Incoming dues received	+	\$ 6,465.22
Expenses	-	<u>\$ 11,614.83</u>
End of Month Checking balance reported this meeting		\$ 80,355.53
Savings account balance		\$ 10,012.26

(Note that the above balances are as reported on the bank statement for the end of March.)

Dues reporting as of the end of last month:

Of the 124 Parcels in the Association that we collect dues from

55 are paid in full (44%)
69 owe some or all of the dues (56%)

Of the 69 that owe

25 owe half of the current year dues or less = \$8,635.24
39 owe more than half of this year's dues and not on payment plan = \$52,166.65
5 owe half of this year's dues or more but making payments = \$3,086.41

Of the 39 that owe more than half and are not on a payment plan

23 owe half to full amount for this year plus late fee = \$16,765.71
16 owe for this year plus balance forward from prior year(s) = \$35,400.94
15 of these are in collections = \$34,607.64

COMMITTEE REPORTS:

BYLAWS COMMITTEE (Secretary=Committee Chair): Secretary reported that a committee meeting was held April 6th. Committee continued work on the Covenants and Restrictions. Secretary proposing to have three versions of the documents to present to the community based on previous community input. Board discussed how to present the options and whether the changes could be shown in one version or more. Sec - due to number of changes, it would be too complicated to try to put all versions in one document. Sec- plan to provide a markup version and a clean version of each option and post for community consideration when they are ready. Won't be until after elections. The next committee meeting will be May 4 at 6:00 pm.

ROADS COMMITTEE (Vice President = Committee Chair): VP reported that the last two days the contractor has been working on the road. It is a thousand percent better and more work will be done this week. Contractor will have rock delivered. He is working with one homeowner on a drainage issue. Some of the larger fist sized rocks that were previously put down have been kicked up here and there, but compared to what it was the road is looking fantastic.

Pres – Some mud came up as he was working the road so it's good that he waited until there was a dry period or it would have been much worse.

VP – when the swamp dries, we'll need to look at working on the big culvert. He's been looking at designs. Sec asked VP if that means he's getting bids? VP – no. Don't think contractors would give bids for something like that. It's a matter of looking at what's happening and putting some cinder blocks or cottage stone down there on the sides. There's already a natural dam so it's a matter of getting blocks down and then some boulders to address erosion.

Pres – Regarding the contractor working on the road, want to bring up the issue with people harassing the contractor. Contractor reported to her earlier today that there were two males approximately 30's or 40's in age harassing contractor's workers. They were driving a white pickup with gray stripes like a smaller Toyota 2wd. They were harassing, yelling at his workers, foul language, doing brodies behind his equipment. He said it happened about ten times today. President recommended he contact the sheriff next time and call one of the Board members. Not sure what Board can do.

Sec – Board can video and also help with witnessing and reporting to the sheriff. VP agrees.

?CM – It's likely not a resident. Would be a good idea to report them.

Sec – could consider putting language in our C&Rs if it is a resident or someone living on a BATA members property.

VP – thought contractor said it could be tweakers. Pres – have had members tell her about suspicious people trying to go through or onto their properties. She has had it happen also and had to tell them to get out.

?CM – don't mind people stopping and asking questions or directions, but also saw someone wandering on the road across from their tract.

FINANCE AND BUDGET COMMITTEE (Treasurer = Committee Chair): Treasurer not in attendance. Pres noted that the community audit opportunity meeting was held prior to last months meeting. No one showed up to look at the books besides some of the board members.

OLD BUSINESS

Motions between meetings – No motions were made between this meeting and the last.

RASOR RID – President, Secretary, and VP attended the TIP CAP meeting on Wednesday March 12. Secretary gave the TIP CAP information about the meeting held by BATA. Ed B dropped by today before the meeting started and dropped off a copy of the TIP CAP minutes from the March TIP CAP meeting and an updated RID area map. Ed did not stay for meeting. Secretary will scan and post the updated map.

Signs – Following up from last month's meeting, President contacted a deputy by phone regarding the potential of an agreement under the RCW (RCW 46.61.419) to enforce speed limit on our roads. The deputy said they could do a Memorandum of Understanding (MOU) with our HOA requesting enforcement of speed limit. They have MOUs with other places like Harstine Island. Pres asked about the process. He wasn't sure but said the agreement would be signed at the Sheriff's level.

?CM – would the enforcement be at 20? Pres – yes 20 mph.

Pres will follow up with the Traffic Captain or Undersheriff to get more info on the process before bringing it to the community.

Business Cards – Sec showed some options for logo ideas she created using MS power point. Board discussed preferences and some proposed changes. VP will play with photoshop options. Pres will email what she has from another app. Will review again next time when all board members can be present.

Bear Creek Issue – Pres – sent an email with information she obtained from a contact at L&I she met at the HUB. He gave her info on bonding and said there is an option to file a claim to the bonding company. Pres sent info to the board members to consider.

Bank Change – President to get more information.

CTA – This regulation has been suspended again. Current Board has completed so it is done unless there is a change in board members after the election.

Election – Ballots were put in the mail yesterday. Secretary discussed printing and showed ballot and how individual versions were printed for each tract.

Reserve Study – Secretary provided notes from meeting she had by zoom with the Reserve Study contractor. In essence, the Reserve study contractor said they primarily provide a budget tool and don't do the technical evaluation of what we should plan for. They just talk to construction or maintenance contractors the HOA is using so that's why the original study only included grading and gravel information from one of the contractors the previous BATA board was talking to for bids on roadwork. Reserve study contractor did provide a name of an engineering firm we could potentially talk to about culverts and structural projects to plan for.

Overall, the meeting was not very helpful. Board discussed options. Pres asked how many years we hired this contractor for. Treasurer wasn't there but board members thought we were in year 2 of a three-year hiring but will need to confirm. General discussion is should look at other reserve study contractors. Pres – can't grade the road once every 3 years. It will never last that long. Used to have a contractor grade twice a year. Sec – If we can get the reserve study and accounts set up correctly, we need to have a clear plan so future HOA board managers can follow it.

Pres – Recalled we had an engineering firm come and look at the swamp culvert Jan 2023. Blue Collar Pro LLC had been hired by the HOA in November 2022 to work on Alderwood and they recommended we put in some structural fixes to the road at the swamp because the road was collapsing over the lower side. The Board was then accused by a community member at the Dec 2022 monthly meeting of damaging the culvert to the point that the culvert was going to collapse. A community member stepped into the conversation and said they knew a structural engineer and would ask if he would come look it over for us. That engineer brought another structural engineer from another company and they looked at the work done by Blue Collar Pro and they said the culvert was structurally sound and not damaged. They recommended that the pipe should be extended out further but not to cut any tree roots as that could weaken the surrounding ground. There was no charge for the structural engineers. We could hire contractor to give us an analysis of that culvert.

Sec – then we could get an estimate on fixes. Pres – road contractors tell us we need to put drainage sump areas at the mouths of the culvert pipes along the road.

?CM – asked about culverts under road on driveways. Pres – our docs say owner has to put culvert in where driveway meets the road but if they are there some are buried.

Sec – will continue looking into reserve study options and see what current road contractor says about culverts or other structural work recommended. Maybe do a culvert inventory.

NEW BUSINESS

RCW changes - NA

OSATA

Nothing further.

Meeting adjourned at 6:09 pm.

BATA AGENDA 11/10/24

MEETING START ---- MAKE SURE EVERYONE HAS SIGNED IN

ROLE CALL OF BOARD ---

RULES OF ENGAGEMENT--- **CONDUCT AT THE MEETING -- LEAVE PERSONAL ISSUES**
AT THE DOOR --- ANY DISRUPTION YOU WILL BE ASKED TO LEAVE

MINUTES FROM PREVIOUS BOARD MEETING - (TERILYNN)

TREASURER'S REPORT- (ROBERT)

COMMITTEES ---

-BYLAWS

-ROAD

---- ALDERWOOD

---- WINTER CONDITIONS

-FINANCE/BUDGET

-NEIGHBORHOOD WATCH

-NEIGHBOR-TO-NEIGHBOR

OLD BUSINESS-

NEW BUSINESS:

OSATA: (OTHER STUFF AS TIME ALLOWS)

MEETING ADJOURNED-