

## Belfair Acreage Tracts Association (BATA)

### Annual Meeting 2024

*Meeting Minutes prepared 5-6-2024 by T. Lazo*

*No changes received as of June 9 meeting. These minutes were accepted as final by passed motion of the Board 6/9/2024.*

#### **BATA Board Meeting and Annual Community Meeting held May 5, 2024**

**Location:** North Mason Timberland Library meeting room

**Attendance:** There were 27 community members in attendance. This meeting serves as both the regular meeting of the Board of Directors and the Annual meeting and Election of the BATA Association Members. Advance notification of the meeting date was provided in the March newsletter and on signs posted by the roadside entrance to the community ten days in advance of the meeting. Association Members also were provided ballots with the 24 March 2024 newsletter and option to mail ballots in advance or bring to the May meeting. Blank ballots also provided at the meeting if anyone forgot to bring theirs.

**Start:** Meeting called to order at 6 PM by Elayne Stodola (acting president). Elayne reminded everyone to sign in on the Sign In sheet at the room entrance. Hard copies of agenda provided (topics shown in bold below). Elayne reminded everyone to turn in their ballots to the team counting ballots at the table near the entrance.

**Roll Call of Board:**

- Robert Maxwell (incumbent board Treasurer) – in attendance
- Terri Maxwell (current board Secretary) – in attendance
- Case Parkhurst (incumbent board member) – absent
- Elayne Stodola (candidate and acting president) – in attendance
- Mark Case (candidate and acting vice president) – in attendance
- Terilynn Lazo (candidate and acting board member) – in attendance

**Rules of Engagement:** Elayne reminded attendees of the meeting conduct rules. (Note that in this document “? CM” indicates question or comment from community member. 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:** (minutes will be posted on web site [www.bataowners.org](http://www.bataowners.org))

**Treasurer Report:** Robert provided status of accounts and status of dues payment.

Account status:

Checking Account balance as of last meeting	\$ 63,083.54 (after \$20K frm savings)
Expenses since last meeting	(-) \$ 1,605.34
<u>Income since last meeting</u>	<u>(+) \$ 8,000.27</u>
Current Checking balance as of this meeting	\$ 69,478.47
Savings account (reserve account) balance	\$ 10,009.46

Dues status:

Of the 124 Parcels in the Association that we collect dues from  
 72 are not paid in full which would total additional \$68K if received  
 52 are paid in full

Of the 72 not fully paid;  
25 owe full amount  
14 owe more than half but have paid some  
33 owe less than half

Of the 25 that owe the full 2024 dues, 16 also owe prior year dues. Two more of these will have to be sent to collections for being behind more than a year.

Elayne mentioned the board was in the process of changing to a different collection attorney.

### **OLD BUSINESS**

**By-Laws committee update (Mark):** Mark explained that the committee was working on updating the by-laws to comply with the new State Law (RCW) changes. However in the last legislative session the state laws governing our HOA were changed again. Team is reviewing.

As there was no information provided to regarding the validity of the 2006 by-law change by the 23 April deadline, the association will revert to the 1979 by-laws until the new updates are in place. Elayne reminded all that the by-laws may be updated by vote of the board to conform to the current state laws, however any changes to the association covenants will require vote of the community association members. The board will put the proposed changes out for community review in advance of voting.

? CM – will the community members receive copies of final versions? Elayne – yes and they will also be posted on the BATA web site so people can download.

**Election:** Elayne reminded everyone that of the five board positions, four are up for re-election. Terri Maxwell's position was not up for re-election. Elayne explained that she along with two impartial community members are at a separate table on one side of the room counting ballots while the meeting proceeds and will report results at the end. Once the new board directors are determined by the election, the board will decide among themselves which director will hold each office.

### **NEW BUSINESS**

**PUD Wiring work:** Elayne has been in contact with PUD regarding the wiring work on Tee Pee Lane. PUD is also planning to replace the old underground wiring in the community with new wiring. Elayne will ask about fiber optic.

? CM – Will someone call Century Link to see if they'll upgrade their wiring while PUD is working? Ans – Mark agreed to contact Century Link

? CM – where is Tee Pee Lane and is it part of the Association? – Ans map showed and yes it is part of BATA.

Elayne explained about the wash-out issue and exposed utility lines on Tee Pee. When PUD digs to repair the line, the Association will insert a new culvert. PUD saying they will do the work week of 13 May or the week of 20 May and it will take them a week to complete. Association purchased the culvert pipe some time ago and is waiting for PUD to do their repair so we can install it.

**ROAD WORK:** Elayne reported that the board accepted the \$37,581.69 bid from Bear Creek Asphalt Paving to apply recycled asphalt on the first ½ mile of Alderwood Road. Work will start

May 15<sup>th</sup> and take 2-3 days. They will work one side of the road at a time so there will be a flagger and one lane of travel in that section. Residents are reminded to drive slowly and allow extra travel time in their schedule for the road work traffic delays.

? CM – will there be funds remaining for repairs? – Ans yes.

Robert described the work and warrantee information from Bear Creek. They will pull the ditches, grade the surface to ensure inches of gravel and roll it. They will apply 2 inch thickness of recycled asphalt and roll it. While they have the equipment on site, Bear Creek will also grade the rest of Alderwood. Elayne said board members measured width and are having the full 20 foot wide done so people don't drive on the edges and break it up.

Elayne also explained that the board approved an additional bid from Bear Creek for \$3,873.45 to clean out the culverts so we don't have flooding on our new road surface.

? CM – will there be speed bumps? – Ans was not in this work. Elayne heard that a resident on upper Alderwood was planning to put in a speed bump. Discussion about likelihood of people speeding recklessly once new road surface put in and pot holes gone. Robert to request bid on adding speed bump.

? CM – What about the first 9 or so houses that are not in the HOA? Elayne spoke to them and they have no issues with road work proceeding and look forward to repairs.

Elayne also mentioned that the board is looking at purchasing of a pile of recycled asphalt (15 tons) for the community to use for repairs.

? CM – If 100% of the people pay will we do more? – Elayne explained that we went to see how the recycled asphalt holds up and will evaluate extending it.

? CM – What about Razor? – Ans County is looking at it. Elayne checks with commissioner regularly but County will likely contact residents on Razor before Board knows about it.

? CM – Can Bear Creek do my driveway? – Elayne said you are welcome to contact Bear Creek and get a bid if you want to personally contract with them to do your driveway. If they do it while they are doing the road work you might have a savings since equipment will be on site.

? CM – If PUD messes up the road will they fix it? – Mark said yes PUD has a policy to leave conditions same or better. Member recommended that someone take pictures before PUD does work.

Winter Conditions: Elayne working to get bid for someone to plow in winter (especially the S curves).

? CM – will the plow hurt the recycled asphalt? Ans – will ask about it.

Other: Elayne commented that board continues to try to get current mailing addresses.

? CM – Can we look into putting speed bumps on the nicer road at least by driveways? – Robert to get a quote.

? CM – S curves will be dangerous if paved so will need a solution there also.

**ELECTION RESULTS:** Election results reported from counting team members. The four with the most votes to fill the four vacant positions are Robert Maxwell, Mark Case, Elayne Stodola and Terilynn Lazo. Terri Maxwell will continue to fill the fifth position for one more year so these are your current board of directors.

THE BOARD WOULD LIKE TO THANK **CASEY PARKHURST** for serving on the board of directors and for all his time and help with the work of the board.

The Board would also like to thank Ralph and Dana for volunteering to help count ballots.

**Open floor/other topics:**

? CM - A member commented that her son saw some kids climbing the power poles a couple of times. This is very dangerous so recommend you check on your kids to keep them safe.

? CM – A community member brought up the issue of people shooting on their property. Further discussion. Information on the web page.

**Annual Meeting Adjourned 7:05 PM**

Several community members lingered for discussions. Two new community members introduced themselves and were welcomed to the neighborhood.

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**Board of Directors follow on meeting started around 7:30 pm:**

Board agreed to the Directors filling the officer positions as follows:

President – Elayne Stodola

Vice President – Mark Case

Treasurer – Robert Maxwell

Secretary – Terilynn Lazo

Terri Maxwell will shift to the General Board member position.

Board discussed by law updates and schedule goals to get changes drafted and out for review.

Due to complexity of the state laws and regular changes, Elayne emphasized the importance of having committees including a by-laws committee. Recommend three committees. One for by-laws, one for budget/finance, and one for Roads. Idea would be to have a board member chair each committee and solicit volunteers from community to participate. More to follow on this.

Discussion about shifting duties. Robert to develop list of all the treasurer and secretary duties and board will look at how to share. Numerous aspects that need to have redundancy for security and transparency.

Meeting ended around 8 pm.