

Belfair Acreage Tracts Association (BATA)

Monthly Board Meeting - June 9, 2024

Meeting Minutes prepared 6-12-2024 by T. Lazo

Draft posted to website 6-16 and received comments incorporated. Minutes accepted as final at July Board meeting.

BATA Board Meeting held June 9, 2024

Location: North Mason Timberland Library (outside)

Attendance: There were 2 community members in attendance in addition to 3 of the 5 board members.

Start: Meeting called to order at 4:34 PM by Board President, Elayne Stodola. Elayne passed around the Sign In sheet and shared copies of the agenda.

Roll Call of Board:

- Elayne Stodola (President) – in attendance
- Mark Case (Vice President) – in attendance
- Terilynn Lazo (Secretary) – in attendance
- Robert Maxwell (Treasurer) – absent (provided info to VP)
- Terri Maxwell (board member) – absent

Rules of Engagement: Elayne provided copy of updated Rules of Engagement. (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: Terilynn reported that the draft of the minutes of the May meeting were posted to the BATA website and made available for comments within a week of the meeting. Comments were asked to be sent to the Board email, BATA.HOA@gmail.com. Secretary does not have access to the Board email but last time she spoke to Robert (who is the only one currently with access) he said there were no comments on the minutes received. Terilynn therefore made a motion to accept the May meeting minutes. Motion seconded by President and all board members present voted yes.

Regarding Secretary functions, Terilynn made the following statement. “Be it known to the Association that Secretary duties appointed to me Terilynn Lazo following the election on May 5 are shared with the current Treasurer, Robert Maxwell and until such time as I am provided access to the Association Records and archives, these are kept by Robert Maxwell. We are working on duties and bylaws but people should be aware that communications sent to the Board’s common/published email address BATA.HOA@gmail.com are currently only visible to the Treasurer. Even communications that members are required to submit to the Secretary per the bylaws are not accessible by the Secretary and are received by the Treasurer. This is not creating an issue as far as I can tell and all should know that Robert is working on a way to modify the two-factor authentication so the other Board members can have access to the Board email. I will report in minutes of subsequent meetings to the association when this is completed and other Board members have access to the board email. In the meantime, if you

send an email to the Board email and don't get a response, you can reach board members on facebook or you may email me, the Secretary at bata.hoa.secretary@gmail.com."

Elayne noted that the Secretary and Treasurer duties were split following a motion made in a past meeting.

Treasurer Report: Robert could not attend due to something that came up before the meeting but he was able to provide Treasurer report documents to Mark to bring to the meeting. Vice President Mark Case then provided the following information submitted by Robert.

Bank Accounts:

Checking balance reported last meeting	\$ 69,478.47 (end of April balance)
Expenses (May)	(-) \$ 44,765.03 (most for road contractor)
<u>Income (May)</u>	<u>(+) \$ 5,608.18</u>
End of May balance	\$ 30,321.62
Current Checking balance as of June 8	\$ 29,550.01
Savings account (reserve account) balance	\$ 10,009.72

Dues Payments as of June 5, 2024:

Of the 124 Parcels in the Association that we collect dues from
 65 are not paid in full which would total additional \$64K if received
 59 are paid in full
 Of the 65 not fully paid;
 22 owe full amount
 16 owe more than half but have paid some
 27 owe less than half

Of the 22 that owe the full 2024 dues, 15 also owe prior year dues. Eleven have been in collections with one additional sent to collection this month. One property is in foreclosure and one property is for sale with an offer on the property. Five are on a payment contract. The Board does not send invoices for each payment due for the properties on a payment contract so this is not an additional expense to the community.

Treasurer provided accounting expenses to date by each category in the planned 2024 budget as follows:

Budget Category	Budgeted Amount	Expenses to Date	Remaining Authorized
Gravel	\$8,000	\$5,461.65	\$2,538.35
Roadwork	\$62,000	\$41,851.16	\$20,148.84
Internet subscriptions	\$336	\$95.94	\$240.06
Office Supplies	\$478	\$561.60	(-\$83.60)
Stamps	\$500	\$242.40	\$257.60
Certified mailing	\$300	\$0	\$300

PO Box fee	\$210	\$0	\$210
Attorney	\$14,000	\$7,418.27	\$6,581.73
WA St	\$45	\$0	\$45
Court Fees	\$3,500	\$100	\$3,400
Reserve Study	\$800	\$800	\$0
Insurance	\$4,000	\$0	\$4,000
Total	\$94,169	\$56,531.02	\$37,637.98 (don't have this much in our acct)

The Treasurer had also provided a document with projections but this was not reviewed in the meeting.

Discussion about Reserve account. Terilynn asked to review the Reserve Study. Elayne offered her copy but said Robert has the original color copy.

COMMITTEE REPORTS:

BYLAWS COMMITTEE (Terilynn): Committee met in person June 4th. Committee decided that a record of proposed changes was needed and is working on developing a table. Committee is continuing to review RCWs and preparing required edits. Committee tested a projector arrangement in preparation for the meeting with the Community on June 23rd.

Elayne asked what the expectations were for the June 23 meeting.

** The BYLAWS Committee is hosting an open meeting with the members of the BATA community to solicit any ideas or input on areas they would like to be considered for changes. We expect the ideas to primarily be on the Covenants and Restrictions document but happy to take suggestions on the other governance documents. This is a brainstorming session, so no decisions will be made on any suggestions. We want to capture all input and then will analyze and discuss with the community at a follow on meeting.

Reminder – Community Input meeting with BYLAWS Committee is scheduled for Sunday, June 23rd, 4:30pm at the Timberland Library

ROADS COMMITTEE (Mark): Committee met at the Rock Pile yesterday (June 8th) as a couple of people were interested in a work party. They split up and worked on parts of the road including the asphalt. Asphalt patching is mostly done. Couple more spots to fill. Bear Creek contractor had said to fill the holes and they will come and take another look at it after there has been some warm weather.

Committee has a walk through scheduled with Clear View Tree Service on June 14th. They are in contact with others. Elayne explained to community members that some trees are very high and overhang and dripping on the road. Also some dead trees that need to come out. Mark said it won't be cheap. Elayne said that when have estimates can put it to the community for

discussion. Mark said that a large portion of the cost is the cleanup so we could save if we pick up the cut wood with community volunteers.

E? Any updates on TeePee Lane? – No updates but Mark will follow up with PUD

Elayne – still waiting on winter road bids so no updates on that topic. Also tabled the topic of road barriers on the S curves.

FINANCE AND BUDGET COMMITTEE (Robert): No updates

NEIGHBORHOOD WATCH COMMITTEE (Elayne): Committee will be chaired by Spencer.
Nothing to report

NEIGHBOR TO NEIGHBOR (Elayne): Committee to be chaired by Michelle. Idea is phone tree. Primary goal is to check on neighbors who are isolated.

OLD BUSINESS

Elayne - Board has made two motions in virtual discussions since the last monthly meeting as follows:

5/26/24 Motion for Truck and Transfer of three quarter minus rock for each rock pile in the amount of \$2500. Motioned by Elayne, second by Terri. Vote 5-0 in favor. Motion passed.

6//5/24 Motion for allowing Road Committee to get bids for tree trimming on Alderwood. Two bids requested, one for new section of road and one for entire road. Motioned by Mark, second by Elayne. Vote 4-0 in favor with one non-vote. Motion passed.

PUD – no updates

NEW BUSINESS

People climbing on BPA Power Towers: Elayne communicated with Bonneville Power Admin and they recommended we contact the Sherriff if observe it happening. It is very dangerous.

Fire Season: Elayne reached out to Fire Chief and there is no evacuation plan. Some are concerned since there was a grass fire up by the power lines in previous year. BPA said the power line areas are federal property and no one should be there. Elayne spoke to DNR and they are to come out and tour with Elayne and any others interested. Date pending. There may be an opportunity for home owners to get information on protecting your property. The rep recommended we consider having an emergency preparedness committee. Elayne provided flyer information with links and will post on facebook. Terilynn will also post on website.

?CM – suggested considering the committee. If neighbors were closer could have a community emergency operation center. She has experience related to this from working for state.

Elayne – might be helpful to know what expertise we have in the community for emergencies (such as EMT, plumbers, equipment operators, etc.)

OSATA

Mark – Most people are going 10-15 mph on the road which is good. Saw people on their phone while driving on the road and came close to the road work party.

Terilynn – Observe most people going slow but did pass and ATV yesterday that went screaming by.

Elayne – Bear Creek Rep said he'll come back out as summer goes on. Some spots weakened below where the grader cut so getting holes. Keep filling holes and keep an eye on it.

?CM – Even though talking about couple of issues, the road is MUCH BETTER than before.

?CM – Visibility is a concern in some areas around corners such as S curves. Any discussion about mirrors? Terilynn – brought it up for the turn from her road area and was told could put it up in the easement. Suggested Road committee consider it for next year's budget proposal. Mark agreed but concern about theft and keeping it clean. CM concerned about towing trailer around blind corner.

Meeting adjourned at 5:44 pm.