

Belfair Acreage Tracts Association (BATA)
Monthly Board Meeting - August 11, 2024

*DRAFT Meeting Minutes prepared 8-15-2024 by T. Lazo
Draft posted to website 8-19 and received comments incorporated. Minutes accepted as final at September Board meeting.*

BATA Board Meeting held August 11, 2024

Location: North Mason Timberland Library meeting room

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

Start: Meeting called to order at 4:30 PM by Board President, Elayne Stodola. 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 (board member) – in attendance

Rules of Engagement: Same as past meetings.
(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: Secretary reported that the draft of the minutes of the July meeting were posted to the BATA website 7/22 and made available for comments. Comments received were incorporated and second version posted 7/26. No additional comments received. Secretary made a motion to accept the July minutes. Motion seconded by President and all Board members voted in favor. Final minutes of previous meeting to be posted to website along with draft of this meeting’s minutes.

Treasurer Report: Treasurer provided the following account updates:
Bank Accounts:

Checking balance (as of end of last month)	\$ 54,009.27
Savings account (reserve account) balance	\$ 10,010.23

Dues Payments as of July 14, 2024:

Of the 124 Parcels in the Association that we collect dues from
36 are not paid in full which would total additional \$37K if received
88 are paid in full (71%)
6 are paying on payment contract
30 are not paid and owe \$35,656.40
Of the 30 not fully paid or making payments;
11 are in collections and owe \$25,176.80 (9%) including prior years
19 not making payments and owe for this year \$10,479.60

Discussion on when to send to collections. President asked what has been the past criteria for sending to collections. Treasurer has been working on those who hadn't paid in previous years. For the ones who haven't paid this year by 24 July, sent letter notifying that late fees are starting to accrue. Working with the Collections attorney, five properties are now paid in full. One property sale was supposed to close 31 July. Another property foreclosure is paused as resident is trying to get it back. Zhang property dues are paid but they still owe the attorney. Vice President indicated that any transactions with Zhang property have to be reported to County sheriff due to task force legal action on the property. Discussion about whether we have anything in writing that states we have to report to County. VP will contact Sheriff's office and request letter to tell us who we are supposed to contact.

Report on Attorney Information: No action with the HOA's legal attorney. With the Collections Attorney, the attorney has worked on several collections with success on five as just reported and is getting updated on liens.

COMMITTEE REPORTS:

BYLAWS COMMITTEE (Terilynn): The BYLAWS Committee has not been able to meet since last month. The committee members are reviewing the laws and working on edit proposals on the documents. Will work to get the committee together before the next board meeting.

Discussion with one of the meeting attendees who said he is not an Association member, but arrived to provide information. He gave a business card to the President with contact information about a person who knows about HOAs. He also provided a map showing the proposed Road Improvement District that County Commissioners are proposing. Asked if we were aware of it. Some board members had heard about it. Commented that the emergency response time improvement from 21 minutes to 7 minutes makes it a no brainer to support either option. Attendee left after providing the information. Secretary to scan the document and provide to board members. President thought the County might be scheduling a public meeting for public to provide comments. Will share info if find more.

ROADS COMMITTEE (Mark): Bear Creek Asphalt came July 30 to work on the recycled asphalt portion of Alderwood. They did not finish because of equipment breakdown so will be back in a week or two. Will post on the website when we have more info on when they will be back.

Regarding TePee Lane – Mark said PUD was supposed to come out week of August 5th to do the culvert work but had issues so will have to reschedule. They will come out to dig us a trench where they did the power line work because it was in the work order that they would leave the ditch open for us to put in the new culvert pipe but the crew finished without doing that, so they will be back. Discussion on where it is supposed to go. Terri reported that she asked Monique but didn't know. Elayne said that PUD tore one out when they were doing the wire replacement so it should go on either side of where the wires are. Discussion on water drainage in the area. Elayne to talk to property owner in the area. Mark to look at water drainage.

NOTE: Subsequent to this board meeting, PUD completed the culvert work on August 12th.

Trees and Maintenance – Mark reported that Arbor Pro can come out August 24th or 25th. They will dedicate a day when they have the manlift so can complete it in a day.

CM? – Is that the contractor who will trim up to 30 feet instead of 10 feet? Pres answered yes and they will also pick up debris.

TM asked if property owners might have issues with trees being trimmed? Mark said no because the work is in the easement. Elayne asked Mark to let Arbor Pro know that if there are any problems with a resident to call her or Mark. Mark said he'll be there most of the time.

Winter Conditions – President said we'll use Bear Creek if they'll accept us as a client for \$150/hour as it is better than the other quote which was a flat fee of \$38,000 for on call service from November to February whether we use them or not.

FINANCE AND BUDGET COMMITTEE (Robert): Committee has not yet met. Terri is working on getting estimates for the CPA. Elayne commented that we need to think about what goes in the budget. Obviously, the recurring expenses and the new CPA cost. Robert said the road work is the big variable so need to discuss options. Board discussed recycled asphalt, thickness performance, expectations. Would like to see how it does in the winter. Issues with wash boarding and had a renter who was bothered by it due to an injury they already had before moving here. That renter has moved.
CM? road is still hugely better than it was before.

NEIGHBORHOOD WATCH COMMITTEE: President said no updates to report.

NEIGHBOR TO NEIGHBOR: President said no updates to report.

OLD BUSINESS

President – No motions made by Board between this meeting and the last monthly meeting.

NEW BUSINESS?

Wildfire Safety – President reported that Jesse Duvall at WA Department of Natural Resources (DNR) did come for a site visit. Some items they said were a risk for fire spreading:

- Trees that arch the road will provide path for fire to jump the road
- Debris on roof is issue for homeowners
- Plants that look green on the top but are dead underneath will burn quickly

Board members asked if there were any recommendations for the HOA? President answered that they recommended keeping areas clear by the roads, couple of debris piles that he pointed out, most areas not bad other than the center where the power lines are. Will provide links again. Homeowners can get dedicated visit by contacting conservation district. See

<https://wildfireready.dnr.wa.gov/> or <https://www.masoncd.org/wildfire.html>

OSATA (other subjects as time allows):

Letter to Board – A resident came in about ten minutes after the meeting started, dropped off a letter to the Board and left without signing in. A primary concern in the letter appears to be that their personal information not be shared and that the Board protect member's personal information. While the Board is required by law to make certain information available to members on request, the Board will review the regulations to ensure privacy act information is not shared. The Board will review the letter to determine if any further action is needed.

Meeting adjourned at 5:36 pm.