**BATA Board Meeting 10/9/2022**

**Call to Order**: @ 4:34pm by Monique

**Board Roll Call:** Monique Estes, Elayne Stodola, Robert Maxwell, Roland Savage

**Rules of Engagement:** Elayne covered the rules and how everyone should conduct themselves during our meetings.

**Minutes From Last Meeting:** Monique read through minutes from the last meeting.

**Treasurer’s Report:**  Robert covered the current finances.

Banking Account: Checking

Started the month: $24,757.26

Outgoing bills: $198.00

Incoming Payment: $2,505.00

End of Month: $26,449.26

Banking Account: Savings $10,001.40

There are 127 parcels in BATA. We collect dues from 124. Currently there are 52 owners that are behind in the amount of $50,451.70

Old Business:

1. Road work update: We currently have received two bids for roadwork with another one coming Monday, Oct 9th. We will be making a decision after that. Roland made a suggestion to put a cap of $20,000 for roadwork, Elayne made motion, Monique 2nd, all other said “aye”.
2. Tepee culvert: Monique contacted PUD last month, they still have not responded with a completion date. The culvert pipe is still in here yard.
3. By-Law offenses: The process has been started. Letters are being sent out to property owners giving them a 90-days to correct and then we will start adding a $300 monthly fee to their annual assessment. We have also started contacting county officials. We heard from one resident that the health inspector was on their property checking for a septic system and permits.
4. Non-Payments: We will be sending out letters to those property owners that are behind on their dues. Our covenants state that we can charge 12% interest compounded annually when a property owner is 30 days past due. After an owner is 60 days past due a lien will be filed with Mason County which can also lead to a foreclosure on the property. Starting immediately we will begin filing liens on any property that is over $1000 overdue. Starting with next years invoice (2023) we will start adding late fees, interest charges, liens fees, collection fees, and any attorney fees.
5. HOA of Cedar St Communications: Monique has been in contact with Lakewood Heights HOA which is the neighborhood between BATA and Hwy 106. There has been issues with a particular property that the sheriff has been called out to several times (individuals damaging the fence line to cutting through properties, car explosions & fire, etc.). Recently an individual drove their vehicle through the fence into one of our properties. And at the same property and extension cord was found running to their house (apparently they don’t have water or power and decided to steal power). We are also talking to them about another property in their HOA that does not have a road/driveway on their side and is using our roads to access their property. Monique is going to setup meeting between our board and theirs.

New Business:

1. Discussion of annual assessment: There have been talks about raising the annual assessment. It has been at $250 since 2010 and the cost to maintain our roads goes up every year. The board agrees that it is not fair to raise the dues on those property owners that are paying on time when there are so many that are behind. This is why effective immediately we will be filing liens on properties that are $1000 or more behind and starting next year we will incorporate late fees and interest charges, etc.

**OSATA: (other stuff as time allows):**

1. Elayne spoke with a property owner that has a culvert pipe to extend the pipe in the swamp. This will help prevent any further erosion under our road.
2. The board discussed having an annual meeting/picnic sometime in the spring.
3. The board discussed starting an annual newsletter.
4. Roland will contact previous board member to get our Venmo account info so we can accept payment through Venmo. We will also look into other cash apps as well.

Karen Rheinhart expressed interest in filling the vacant board member position. All members agreed. Welcome aboard Karen!

**Meeting closed:** @ 6:15pm