3/13/2022

BATA HOA Board meeting minutes

**Board members present:**

Cody Birdsong – President

Monique Estes – Vice President

Terri Maxwell – Secretary/Treasurer

Heidi Erhart – Member

530pm Cody opened meeting

1. Cody discussed moving the April meeting to the 24th due to prior family engagements.
2. Cody discussed changing the board meeting times to 4:30pm moving forward.
3. Cody covered the appropriate behavior of members during board meetings. Harassment, bullying, threatening behavior against any member of the board will result in legal action against the individual. It is inappropriate and will no longer be tolerated in any form. If there is a board matter to discuss, send an email to the board at [bata.hoa@gmail](mailto:bata.hoa@gmail), and it will be addressed.
4. Cody informed the members that were present that we are just the temporary board and that after the election in May there will be 5 new board members. Some of the issues that were brought up were to be put on hold until after the election. Terri reminded members that anyone interested in being on the board could send in a “mission statement” letter to the board and we would add them to the ballot.
5. Several members of the community own multiple undeveloped parcels and feel they were wrongly billed an annual assessment of $250 per parcel when they have always only paid for 1 parcel. It was brought up by Cody that back in 2016 timeframe when the previous secretary stole money from the community, the books were so messed up that the board agreed to “fix” everyone’s accounts. No dues prior to 2017 were to be collected. 2017 moving forward was to be collected like normal. We will discuss with legal the issue of charging assessment per tax parcel and the newly elected board members will handle this after the election.
6. Cody discussed the amount of past dues ($122,700). This is a significant amount of money that can help us tremendously in fixing our culvert and getting our roads up to speed. Payment arrangements can be made if you contact the secretary at [bata.hoa@gmail.com](mailto:bata.hoa@gmail.com). We are talking to legal now about taking further action against owners who refuse to pay their dues.
7. Cody brought up that there are several properties that have large amounts of trash/junk/misc items built up, which is not sanitary for our well systems and living environment. It’s also not pleasant to look at. These properties will be notified of the need to clean up their properties or there will be fines added to their yearly dues until they comply. Refusal will also result in further legal action.
8. Cody covered the previous topic of a 3rd party handling our HOA. This is still being looked into. We are in contact with a company that deals with HOA laws and they are looking into several of the situations that we requested legal help with. We may be able to have them come to the next meeting and cover it with the community.
9. Cody discussed plans to have road graded and have more rock dropped. Have an estimate from a new company for $125/hour and no rock drop fee. Monique made motion to spend up to $2500 to have road graded. Heidi second the motion. All “eyes” No “neyes. Cody made motion to also spend $7000 to have more rock dropped. Monique second the motion. All “eyes” No “neyes”. Discussion was also brought up by a member about the culvert needing repair before the road starts collapsing. Heidi made motion to spend $600 for culvert pipe. Terri Second the motion. All “eyes” No “neyes”. Member agreed that when we buy the culvert he will help us install at no charge.
10. Terri discussed the status of the books. As of 3/10/2022 there is $23062.88 in the bank. Since mailing out the newsletter, balance report and 2022 invoices, she has collected over $17,000 in dues.
11. Terri made motion to close the meeting at 6:24pm. Monique second the motion.