**BATA Board Meeting 9/11/2022**

**Call to Order**: @ 4:37 by Elayne

**Board Roll Call:** Elayne Stodola, Robert Maxwell

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

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

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

Banking Account: Checking

Started the month (August): $21,267.26

Outgoing bills: $0

Incoming Payment: $2,875.00

End of Month (June): $24,142.26

Banking Account: Savings $10,001.15

There are 127 parcels in BATA. We collect dues from 124. Currently there are 53 owners that are behind in the amount of $52,206.70.

Old Business:

1. Audit Receipts: Elayne and a previous board member went through all of the old records and were unable to find any receipts pertaining to the audit. As far as the board is concerned the audit is now complete.
2. Road work update: We are still searching for someone to complete work on our roads.
3. Tepee culvert: Monique contacted PUD last month, they still have not responded with a completion date. The culvert pipe is still in here yard.
4. By-Law offenses: The process has been started. Letters are being sent out to property owners and we have started contacting county officials.
5. HOA Insurance Review: Elayne had a meeting with an individual that deals with insurance. We do have the correct coverage for our community. It was recommended that we increase our coverage amount from $500,000 to $1,000,000. Elayne will contact our insurance company to see how much more that would cost us.
6. 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.). 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.
7. Loose Dogs: The Sheriff was contacted about the situation with the dogs that were loose and being aggressive towards individual walking down the road. Neighbors identified the dogs and who the owner is.

New Business:

1. Dept of Health: Elayne got in contact with the Mason County Dept of Health to find out what kind of issues they can help with relating to our bylaw & covenants.
2. P.O. Box Renewal due: Robert received the annual bill ($198) for the BATA P.O. box.
3. State of HOA documents: A previous board member has informed us that we only have about 1/3 of the old records. Apparently through the changing of hands over the years boxes of records have been misplaced. Unfortunately, since the HOA does not have an office or storage facility it is up to the current board members to store these documents/boxes.

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

**Meeting closed:** @ 5:37pm by Elayne