



Belfair Acreage Tracts Association (BATA)

Monthly Board Meeting - October 11, 2026

DRAFT Meeting Minutes prepared 10-19-2026 by T. Lazo

Send input/corrections to bata.hoa@gmail.com prior to next monthly meeting at which time minutes will be made final.

BATA Board Meeting held October 11, 2026

Location: North Mason Timberland Library meeting room

Attendance: Present were 3 of the 5 board members with the other 2 participating by phone. In addition to the board members, there were no BATA community members in attendance. Quorum of board achieved.

Start: Meeting called to order at 4:33 PM by Board President. Sign In sheet and copies of the agenda were provided.

Rules of Engagement: President did not review the rules of engagement since they haven't changed. Copies of meeting rules of engagement were available by the sign in sheet. (Note that in our meeting minutes "CM?" indicates question or comment from a community member or guest. Full names of those not on the board will not be shown unless requested or approved by the commenting attendee.)

Roll Call of Board:

- Elayne Stodola (President) – in attendance
- Mark Case (Vice President) – in attendance
- Terilynn Lazo (Secretary) – in attendance
- Robert Maxwell (Treasurer) – attended by phone
- Terri Maxwell (Director Five) – attended by phone

AGENDA review: President asked if there were any changes. No changes were suggested. Secretary made a motion to accept the agenda. VP seconded. All agreed. Agenda accepted.

Minutes of last month's meeting: Secretary had posted the draft minutes of the previous month's annual meeting to the website by the end of last month. Secretary reported that there were no emails from the community with comments. President said there was a typo. Secretary brought up the minutes on screen and fixed the typo. Secretary made a motion to accept the revised draft minutes as final. VP seconded the motion. All voted in favor so motion passed. Final minutes will be posted to website along with draft of this meeting's minutes.

Treasurer Report: Treasurer provided a copy of the financial information to the President to bring to the meeting. Secretary read out the information provided by the Treasurer. Bank Accounts (based on bank statement through end of last month):

Previous Month Checking balance reported		\$ 72,274.56
Incoming dues received	+	\$ 1,070.83
Expenses*	-	\$ <u>10,037.38</u>
End of Month Checking balance reported this meeting		\$ 63,308.01

Savings account balance	\$ 15.23
Money market account balance (reserve fund)	\$ 15,039.43

*Expenses were primarily for roadwork (\$8,120.15), collections (\$1,681.23), and the PO Box rental (\$236).

Dues payments: There are 36 properties (29%) that owe some or all of their dues totaling \$50,838.84. Of these 12 properties have been reported to collections for owing more than this year's dues, totaling \$38,742.

President asked if there were any updates on foreclosures. Treasurer said not recently. He contacted our attorney but the attorney has been in court. Will follow up.

COMMITTEE REPORTS (NSTR = Nothing Significant To Report):

BYLAWS COMMITTEE (Secretary=Committee Chair): Secretary – The committee meeting that was scheduled for late September had to be cancelled. Will reschedule. Pres asked if there were any new RCW changes. VP said no.

ROADS COMMITTEE (Vice President = Committee Chair): VP – The individual from the community next to BATA who was putting oil on our road, was mailed a “cease and desist” letter prepared by our HOA attorney. Pres – will take a copy of the letter to the police and file a report.

VP – regarding the oversize load notification, the secretary has drafted language in the draft newsletter. Board reviewed the language on screen. President recommended some wording changes to add that notification will help prevent interference with roadwork. Secretary made the changes.

Pres – regarding Rasor Place, haven't heard back from contractor yet. Will follow up.

Pres – regarding the culvert on Underline, contractor said it is going to be replaced on Tuesday (October 13th). Contractor has had to coordinate with the gas company. VP said he would coordinate with the contractor to get help on the hazard tree while he has his excavator up here for the Underline work. Treas – can help if needed. Secretary – will it block the road? Too short of notice to make a sign. VP – yes it will momentarily block the road when doing the final cut and until the tree is pushed off the road. Could use help flagging traffic. VP will post on FB when have better idea of the timeframe.

VP – more rock and ditching work was done. Discussion about roadwork.

Pres – do we have an update on the reflective devices? Secretary showed some options purchased. If the board likes and wants to try, can reimburse. Discussion about the options. Treas has reflective tape. Discussion about how that could be used. Pres – like all the options and agree to reimburse. Can use the reflective stakes for the culverts, reflectors for the trees and/or could put reflective tape on a board and tack to trees. Could use the reflective paint for the stumps. May have to wait for warmer weather to use the paint.

FINANCE AND BUDGET COMMITTEE (Treasurer = Committee Chair): Secretary brought up the draft newsletter with the spreadsheet on the budget for 2027. Treasurer had provided an email with the actuals through September for 2026. Board discussed information. No changes.

Board discussed the other parts of the newsletter. Secretary had included select covenants and county ordinance citations as discussed at the September meeting. D5 recommended adding information about people not blocking easements, including water line easements and well access easements. Secretary asked if could find the citation in regulations. D5 will look and send so it can be added.

Pres – do we need to coordinate on printing? Sec – need three to help with printing at the library.

VP made motion to accept the newsletter with the recommended changes. Treas seconded. All voted in favor.

OLD BUSINESS

Motions between meetings – none this month.

Signs – VP – two of the speed limit signs have been installed. Both on Underline in either direction. Have one more to put up on Razor entrance sign. Need to swap out another.

Reserve Study – Sec - no change but will check again. Pres – would like the Board to discuss adding more money to the reserve account at our next meeting.

NEW BUSINESS

none

OSATA (other stuff as time allows):

none

President made motion to adjourn. VP seconded, all agreed. Meeting adjourned 5:55 pm.