



Belfair Acreage Tracts Association (BATA)

Monthly Board Meeting - July 12, 2026

DRAFT Meeting Minutes prepared 7-16-2026 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 July 12, 2026

Location: North Mason Timberland Library meeting room

Attendance: Beside the five board members who were present, there were no community members in attendance. Quorum of board achieved.

Start: Meeting called to order at 4:32 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) – in attendance
- Terri Maxwell (Director Five) – in attendance

AGENDA review: President asked if there were any changes. No changes were suggested.

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. Secretary asked if any other board members received any comments via other means but none had. Secretary made a motion to accept the draft minutes of the last meeting as final. Dir 5 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 the following financial information:
Bank Accounts (based on bank statement through end of last month):

Previous Month Checking balance reported		\$ 56,123.11
Incoming dues received	+	\$ 2,424.35
Expenses*	-	<u>\$ 2,426.25</u>
End of Month Checking balance reported this meeting		\$ 56,121.21
Savings account balance		\$ 15.23
Money market account balance (reserve fund)		\$ 15,020.52

*Expenses were primarily for collection process costs.

Dues payments: Treasurer reported that 77 properties are paid in full or 62%. There are 47 properties (38%) that owe some or all of their dues totaling \$62,865.13. Of these 14 properties have been reported to collections for owing more than this years dues, totaling \$46,923.

Treasurer had sent reminder letters to any owners who still had a balance due prior to the July 10 deadline of second half of assessments due. Board discussed foreclosures and process. One made payment to the attorney.

COMMITTEE REPORTS (NSTR = Nothing Significant To Report):

BYLAWS COMMITTEE (Secretary=Committee Chair): Secretary – did some more work on the documents. Next bylaw committee meeting will be August 2nd at 5 PM at the library.

ROADS COMMITTEE (Vice President = Committee Chair): VP reported that he is still working on the draft wording for the policy on heavy/oversize loads.

VP –next topic is the stormwater drainage problem on Rasor Place. Some of the board members and the contractor met with some of the residents on site at Rasor Place last month (June 17th). Sec – it was helpful to see it in person and look at the slopes of the land areas around the road. Secretary drew a diagram on the board to show how the water flows across the properties according to what the residents described. Board discussed the water source and how the road is affected. Sec – the contractor discussed recommendations for work on the road within the easement. Work outside of the easement would have to be arranged separately by the residents. Contractor recommends adding gravel to bring the road level up to deal with the pooling issue. Also potentially adding a culvert to direct drainage to a single point discharge if that would help the residents direct the flow. Alternatively, without a culvert the stormwater would flow into ditches which would be dug out along the road. Board is waiting for estimated costs from the contractor. Pres – contractor said he would send estimate by email. Dir 5 – concerned that road work done by the HOA could make things worse for the homeowners. Sec – will have to communicate the proposal to the homeowners before we commit to doing any work. The HOA is responsible for keeping the road passable.

Tree Issues: VP – a large branch came down in the last wind storm and it was pushed off. That's not the tree that is a concern. Main concern is the one by the first Alderwood spur. The tree is leaning and could fall on the road. VP will talk to contractor about options.

FINANCE AND BUDGET COMMITTEE (Treasurer = Committee Chair): Treasurer – no meeting, but need to start getting roadwork plan and estimates for budget development. Pres – will ask contractor for estimate on overall roadwork for the next year. Sec – would be helpful to have a calendar for our main HOA actions, like budget, elections, etc.

OLD BUSINESS

Motions between meetings – none this month.

Signs – VP picked up some bolts to install signs to posts so will be able to get the others up.

Reserve Study – Sec sent a document with BATA's comments to the reserve study contractor and also emailed to the other board members. Haven't received a response at last check.

PUD 3 Project – Pres – sent email to Chris C to get an update. He responded that all data and cost estimates were sent off for the grant submission. The next update won't be until end of November and then will find out whether the grant is awarded or not.

NEW BUSINESS

none

OSATA (other stuff as time allows):

none

Next meeting is Aug 9th.

Meeting adjourned at 5:32 pm.

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