

Belfair Acreage Tracts Association (BATA)
Monthly Board Meeting - November 10, 2024

*DRAFT Meeting Minutes prepared 11-11-2024 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 November 10, 2024

Location: North Mason Timberland Library meeting room

Attendance: There were 9 community members in attendance in addition to the 5 board members.

Start: Meeting called to order at 4:34 PM by Board President. Sign In sheet and copies of the agenda were provided.

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 (board member) – in attendance

Rules of Engagement: President went over rules of engagement, provided on a handout. (Note that in this document “? CM” indicates question or comment from community member. Full names of those not on the board will not be shown unless requested/approved by the commenting attendee.)

Minutes of last month’s meeting: Secretary reported the draft of the minutes of the previous meeting were posted to the BATA website and made available for comments. A couple of typos were reported. No additional comments came in. Secretary made a motion to accept the minutes of the previous monthly meeting. Motion seconded by Vice President and all Board members voted in favor. Final minutes of previous meeting to be posted to website along with draft of this meeting’s minutes.

Treasurer Report: Treasurer provided the following account updates:

Bank Accounts:

Previous Month Checking balance reported		\$ 48,515.54
Incoming dues received	+	\$ 3,063.32
Expenses	-	\$ 7,089.87
End of Month Checking balance reported this meeting		\$ 44,488.99
Savings account balance		\$ 10,010.74

Dues reporting as of this meeting:

- Of the 124 Parcels in the Association that we collect dues from
 - 26 are not paid in full which would total additional \$25K if received
 - 98 are paid in full (79%)
 - 4 are paying on payment contract owing \$715.77
 - 22 are not paid and owe \$24,373.21

Of the 22 not fully paid or making payments;
 15 are in collections and owe \$21,514.32 including prior years
 7 not making payments and owe for less than a year \$2,858.89

President commented that 79% paying is much better than the 66% or so non-payment that we had last year.

Treasurer reported that one property is going into the foreclosure process. The collections attorney is working on it and having some success with other collections. Haven't used the HOA attorney that much so our attorney expenses are still under budget.

COMMITTEE REPORTS:

BYLAWS COMMITTEE (Secretary-Committee Chair): The BYLAWS Committee has not met due to focus on the budget and roads. Since we won't need the reserved meeting at the library on November 24, Secretary plans to use that for a Bylaws Committee meeting. President explained that the committee is drafting updates to all governance documents to align with the RCWs and working to simplify them to focus on roads and safety.

?CM – When homeowners are bringing in lots of trailers on their property, is that allowed by our HOA or is that a County issue? Pres – We have seen a property with this issue and contacted the County Health Department. ?CM – Is it in the Bylaws? VP – It is actually in the Covenants but the County Health Department has more enforcement ability.

?CM – Is the Articles of Incorporation Document to incorporate as a non-profit? Secretary – Yes it is. VP – To be a non-profit we also have to file with the State and have status with the Federal government to operate as a non-profit.

President explained that the Bylaws are how the Board and HOA operates and the Covenants are the rules we set for ourselves as a community.

ROADS COMMITTEE (Vice President – Committee Chair):

Recycled Asphalt portion of the Alderwood road: VP said that he has heard all the complaints and is also just as frustrated. Bear Creek Asphalt has told us they will do one more regrade and it will be covered under the warranty even though our warranty expires November 14th. Bear Creek is delayed because they have been working Hot Asphalt jobs. The owner is in contact with our VP and he is staying up with them on the scheduling.

?CM – Please don't use Bear Creek again. This is the second time this HOA has tried the recycled asphalt. It didn't work the last time either and the Company should have known that it wouldn't work for us. Pres – When BC installed the recycled asphalt the contractor said it won't last 6 months due to the amount of traffic and how fast people drive on the road.

?CM – So now what? Pres – the Board is looking at other options for the road.

?CM – What are we going to do in the meantime? Pres – We will continue to get gravel and all are welcome to come out and help with the potholes. Those who have been working on it are a 90 year old community member, two 60 something year old Board members, a couple of other community members and our VP. Based on input from another community member, we have been advised not to snow plow when it snows as it will make the roads more slippery. Discussion on snow and driver's responsibility.

President advised all to attend the County's public meeting on November 20th on the Road Improvement District. If the County paves Razor then there will be less traffic on Alderwood and we might be able to do improvements that will last longer.

?CM – The shade on the road means the recycled asphalt won't get hot enough for recycled asphalt to work. The trees in the canopy drip on the roads and cause the potholes. If you go to other roads there is no canopy. Trees were trimmed but not removed. The crushed asphalt will get washed out because when they did it, they didn't prep it right.

Discussion about trees and others not agreeing that trees dripping rain cause potholes.

President – If County takes over the roads, they might bring in Asplund to cut trees by road.

?CM – Could be years before County takes over because we've heard it before. Pres – Difference this time is all 3 commissioners are on board and not just Randy. Randy told her that Razor has to be done before they'll do Alderwood. County has been rock chipping other roads.

?CM – After warranty expires consider what we might do soon while it's still in decent shape. VP – full warranty expires on the 14th. After that we have partial warranty where we can pay for work at lower cost.

?CM – If lay gravel down it should be laid down the middle because it works out to edges.

?CM – If put gravel down and crown it, it gets pushed to the edge and we get water dammed. Need to get County to do Razor so we can work Alderwood.

?CM – How many properties are not in our HOA but use our roads? Board Member 5 – lots of properties. Pres – no way to count. ?CM – How do you stop them? Pres – Can't. Would have had to put in gate when Community was established before it was opened to the public. VP explained about the annexation history. Discussion continued about gate and easements.

?CM – Traffic will increase. Pres – There are pros and cons. A pro is that the tweakers won't stay if it is a county road and there is more traffic. ?CM – County will patrol it also if it is a county road. Pres – recommend you all go to the meeting on the 20th so you can be informed.

?CM – If people have questions and can't go to the meeting can the Board bring their questions? Pres – yes, several board members plan to attend the meeting. People are welcome to email their questions to us if they can't attend.

Secretary said some of the Community Members submitted written comments with their CPA vote regarding the road. One member said that the pea gravel mixed with the recycled asphalt is part of what caused the wash-boarding. Member said, if they had used regular gravel like PUD did on TePee it would have locked together better to give the asphalt time to bond instead of spinning out from under tires causing wash-boarding. ?CM – interrupted saying the type of gravel has nothing to do with it and said he himself doesn't know anything about roadwork but he did look up some things on the internet about wash-boarding. Secretary commented that as we can all see the potholes are worse where there is wash-boarding.

?CM – What is the easement width? VP – sixty feet wide. The road is within the easement but it is not always centered in the easement. ?CM – So can you take out trees next to the road? VP – Not necessarily if the road is at the edge of the easement. We do need buffer on the sides to have gutters so the road can drain. Secretary – Notice that there are more potholes where the road levels out and fewer on slopes where water can drain. We have people coming to

meetings with many different viewpoints. Last month we had a Community Member who is a retired road contractor and said the trees dripping have nothing to do with the potholes. It's an issue with the base under the road and standing water. President – we have many views and try to address recommendations from all members. Some members wanted trees cut, others said it's a waste of money. The tree trimming we had done also addressed safety issues as we had some trees that were hazard trees and could fall on cars. Secretary pointed out that the trees help shade the road in the summer so it doesn't dry out as fast and delays the dust.

President also mentioned that the Board and Community members talk to contractors on the roads but often times they tell us what we want to hear so we get lots of recommendations.

FINANCE AND BUDGET COMMITTEE (Treasurer – Committee Chair): Committee is working on the 2025 budget and working with the Board to get a newsletter out within a week. President – At this time, the Board does not propose to raise the dues.

?CM – Not raising from last year's triple hike or the previous \$250? Pres – Not raising from last year and expect to keep it about the same.

?CM – Assume we won't spend money to do the same thing that didn't work? Pres – No we don't plan to do the same thing even though we did receive an email from a resident threatening to sue us if we didn't raise the dues and continue the recycled asphalt. The Board feels we did learn from the portion that was done and the part they did on the slope. We are looking at other options. We're talking to a company that maintains HOA roads and getting an estimate. Treasurer said the rep is coming tomorrow. Secretary said the Board also talked about chip seal as an option for a more impervious surface but we need to learn more about it.

?CM – The sand and pea gravel with the recycled asphalt didn't work. Need to get that out and put rock down. ?CM – They gave us dirty asphalt. Pres – lots of different opinions from the community. Some weren't here when it was tried before and demanded that it would work. We did it and learned from it. It started out okay but many reasons resulted in it not working out. VP – we also have the issue of people driving too fast.

?CM – How about some speed limit signs? Treasurer – Have some older speed limit signs but they say 10 mph and the previous discussion with the community was to put up 15 mph signs. CM said he would help paint them to change them to 15.

Pres – we ordered some street signs but haven't got to the speed limit signs. We had an issue with a resident who's repair contractor couldn't find their house due to no street signs. We did order street name signs because it is also a safety issue for emergency responders to find places. Treasurer said could use a post pounder for the u posts ordered with the street name signs. Some said they have post hole digger and would help. President said could post request for help on face book to install signs. Treasurer said signs are supposed to come in on the 12th.

Regarding the budget, Treasurer said we are not increasing the dues but we are tweaking the budget line items for allocations. President said we will also know more after the County meeting what their plan is. CM – will be a couple of years before the County does their work. CM – yes but we'll at least know what they're planning.

NEIGHBORHOOD WATCH COMMITTEE: No updates to report.

NEIGHBOR TO NEIGHBOR: No updates to report.

OLD BUSINESS

President – One motions made by Board between this meeting and the last monthly meeting. Had a motion to go a bit above the amount the previous board agreed to spend for the signs to cover the posts. The utility company said we have to remove our signs from their posts because they will be taking them out soon so we had to buy posts.

NEW BUSINESS

Information Privacy: tabled discussion to January.

Corporate Transparency Act: This is a new law that requires the Board to submit identification information to the Department of Treasury. It's a federal law that was passed to try to cut down on money laundering. Our attorney confirmed that it applies to HOAs. We have to submit copies of our driver's license and other personal information like passport, addresses.

?CM – do all residents have to send info? President – no, just the board of directors. So, anyone who wants to run for a position on the Board in future elections should know that they will have to submit their information.

Director 5 commented that what the board plans could be changed by a future board if different people are elected. President reminded folks that all board member votes are equal. President vote does not carry any more weight than other board of director votes. Also, Board members all pay the same dues as everyone else. A community member mentioned to her that they thought the Board did not have to pay dues. That is not true for our Association. There is no financial benefit to being on the Board. In fact the Board members often use their own resources without asking for reimbursement.

?CM – This Board is more organized than I've ever seen it. We are seeing the information on the website and the Board is doing a good job asking for input. Pres – Thank you for the feedback!

?CM – Can anyone get to the website or do we need to ask for access? Pres – yes, our website is open to public. The Board does not post official HOA business on face book but information is provided on the website and the detailed minutes that the Secretary takes. Minutes used to be a few lines but they are several pages now so there is a lot of information.

Other questions? Attendees had no further questions.
President thanked all who attended for their valuable input.

Meeting adjourned at 5:40 pm.