

Belfair Acreage Tracts Association

NEWSLETTER – March 2025

Greetings BATA neighbors! We have a few things to update you on and it is that time of year again to open nominations for Board elections. *In this newsletter:* Road contracting update, Treasurer update, Communications news, information on board elections timeline and how to submit nominations. Please review this newsletter carefully and let us know if you have any helpful input. As always there are more details and background information in the minutes and documents on the website, www.bataowners.org. Thank you for your attention!

ROADWORK CONTRACTING UPDATE:

If you have been coming to meetings or reading the minutes and website updates, you know that we've been having challenges getting a contract in place to work on our roads. The contractors we have talked to, all consistently tell us similar recommendations for what needs to be done to keep a dirt road passable as a dirt road. To minimize potholes in the wet season and dust in the dry season, the road needs more than just periodic grading. We get more potholes where the stormwater sits on the road and has no place to drain. If the drainage isn't purposely directed, we get ruts where we don't want them. So, the slope of the road and the drainage on the sides are critical. Also, the base of the road and existing potholes need to be turned up, contoured, and repacked. This is expensive work requiring larger equipment, but once done, would make the future maintenance easier to keep up with. We just accepted a bid for a contractor to do general maintenance (grading and spot gravel) to get us by while we continue to negotiate structural work on the road base and drainage. We will likely have to do this structural work in affordable sections. Of course, asphalt paving would also be a solution, but that is out of our budget at this time. We will keep looking into it though. Contractors that have the skills and equipment to do this work have plenty of construction projects to earn them profits at the moment, so they are not knocking on our door for the work. This is a reality we are faced with but markets change so it may not always be the case. We are committed to spending the money that we have all paid in our dues, in a responsible manner. We will continue to keep you posted. Thank you to those who have provided helpful input at our meetings and to all who have helped work on the roads!

TREASURER UPDATE:

Dues: If you haven't already paid your dues, reminder that at least the first half was due by January 10th unless you are on a payment plan. Send an email or contact the Treasurer if you need to set up a payment plan. Per the Covenants, interest can start accumulating after 60 days past due which is 12 March. Help us help you so we can all avoid legal costs. Remember that any funds unspent will carry over for contractor projects or help to reduce the dues if contractor costs come down. Thank you.

Community Review of Books: The Treasurer will have the accounts information available for review from 3:00 to 4:00 pm on March 9th at the Library for any BATA owner who would like to audit our books. This is before our regular monthly board meeting which starts at 4:30 pm. If you cannot attend but would like to review the accounts, please send an email to make arrangements

with the Treasurer for a separate review at another time. The books are always available for HOA member review, however; any personal or payment information of your neighbors will not be provided for privacy reasons.

COMMUNICATIONS NEWS:

News Flash!! The Board has obtained a pre-paid cell phone so there is a way for community members to communicate with the Board in case of an urgent issues! The BATA Phone number is (360) 552-8259. We have gone with the least expensive option, so minutes are limited. We can make adjustments in the future after using it for a while. Why did we get a phone? Couple of reasons – (1) to have a quick way for community members to contact the Board if an urgent issue comes up such as “hey a tree fell across the road!” or similar, (2) so Board members don’t have to use their personal cell number for the BATA computer accounts such as Venmo and Gmail that require two-factor authentication, and (3) so if Board members change out there can be a consistent contact number that stays with the Board. Please don’t send texts that aren’t urgent and please keep your texts to a sentence or two. If you want to send paragraphs or general information or complaints, please use email. We may have different Board members holding the phone at different times to share the watch, but coordinate responses with each other. We will refine this process and usage rules as we see how it goes look forward to your feedback.

ELECTIONS:

As you know, we are still operating under our 1979 Bylaws and C&Rs, which means that all five (5) board positions are up for re-election. The Bylaws Committee is working hard on revisions to the governance documents, but according to the RCW, even after they are updated, there is up to a year before implementation, so this will be our process again. In order to hold our election ballot count at our annual meeting May 18th, we are following the timeline below:

1. Board sends out newsletter requesting self-nomination* information..... (done with this newsletter)
2. Self-nomination information due to Board by mail or email.....April 4, 2025
3. Board sends out newsletter with candidate nomination information and ballots.....April 11, 2025
4. Unopened ballots mailed back to Board if not brought to May Annual meeting.....May 15, 2025
5. Ballot counting at May 18th meeting by volunteer Association members who are not running for Board.

* Should an association member want to nominate another member of the Association, they may submit that nomination but the nominee must sign the nomination or send an email with a statement that they would be willing to serve on the Board if elected. Nominations may also happen in person at the May meeting prior to ballot counting, however; those candidates will not be eligible for mail-in-ballot or proxy votes. If you are an owner who does not live in Belfair, recommend mailing your ballot a week prior.

Nominations – If you would like to put your name in as a candidate to serve on the Board, please send a letter to BATA, PO Box 1725, Belfair, WA 98528 or email to bata.hoa@gmail.com. The nomination should contain a paragraph or two with the following information: (1) Your name and

a little bit about yourself, (2) why you want to serve on the board including what your vision is for the roads and HOA and how you believe you can contribute. Nominees must be current on their dues and their letter or email must be received by April 4, 2025, so we can include it with the ballot in time for printing and mailing.

[Things to know about serving on the Board: The Board members are not paid and do not receive any discounts or waiver of dues. Board members pay full dues as all other owners pay. Board members are not compensated for their time and may put in 10 to 40 hours a month depending on the position they are filling. All Board members will be required to fulfill the work in good faith, exercising the degree of care and loyalty required of an officer of a non-profit corporation. New Board members will have to provide their name, address and driver's license for upload to the Treasury Department to meet Beneficial Ownership Information reporting requirements under the federal Corporate Transparency Act.]

Election ballot counting will be held at the Annual meeting on May 18th. The five candidates with the most votes will be elected to the Board and will take office at the close of that meeting. The elected board members will determine who will fill each officer position and make arrangements for transition.

Meeting dates: Monthly Board meetings are normally held the second Sunday of each month (unless an issue comes up) with the exception of February and May. The February and May meetings shift to the third Sunday so as not to conflict with events that would reduce participation (Superbowl and Mother's Day). The May meeting is planned for the third Sunday (assuming we are able to get the library room reserved) and serves as the Annual Association Meeting. This year, the Annual Association Meeting is planned for Sunday, May 18th at 4:30. We can only reserve the library up to two months in advance and occasionally someone jumps in and grabs the reservation before we can get it. If this happens, or if other adjustments need to be made, we will notify the community by posting on our website and putting up signs as reminders.

The Board thanks you for your attention and input. Stay safe out there!

BATA Contact info:

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