

Belfair Acreage Tracts Association (BATA)
Monthly Board Meeting - October 13, 2024

*DRAFT Meeting Minutes prepared 10-21-2024 by T. Lazo
Draft posted to website 10-24 and received comments incorporated. Minutes accepted as final at November Board meeting.*

BATA Board Meeting held October 13, 2024

Location: North Mason Timberland Library meeting room

Attendance: There were 7 community members in attendance in addition to 4 of the 5 board members.

Start: Meeting called to order at 5:03 PM by Board President. Sign In sheet and copies of the agenda were provided. Meeting started a bit late because the Special Meeting on the CPA Audit held prior went a bit long. A couple of the community members who came for the CPA Audit meeting did not stay for the Board meeting.

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) – absent

Rules of Engagement: President went over the rules of engagement. These were also on a handout that was provided at the meeting.

(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 that the draft of the minutes of the September meeting were posted to the BATA website 9/17 and made available for comments. A couple of typos were reported and an updated version posted 9/19. No additional comments have come in. Secretary made a motion to accept the September board meeting minutes. 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:

End of Month Checking balance reported this meeting	\$ 48,515.54
Savings account balance	\$ 10,010.74

Dues reporting as of this meeting:

Of the 124 Parcels in the Association that we collect dues from
28 are not paid in full which would total additional \$26K if received
96 are paid in full (77%)
4 are paying on payment contract (\$954.10)
24 are not paid and owe \$25,017.42

Of the 24 not fully paid or making payments;
14 are in collections and owe \$21,508.20 including prior years
10 not making payments and owe for less than a year \$3,509.22

COMMITTEE REPORTS:

BYLAWS COMMITTEE (Secretary-Committee Chair): The BYLAWS Committee has not met due to focus on the budget committee and preparations for budget discussions. VP reported that there was a recent law change that will require community entities formed under RCW 64.38 will be required to follow RCW 64.90 by the year 2028. Since the committee has been trying to incorporate the requirements of RCW 64.90 in the drafted changes to the governance documents it won't be a problem for our HOA. President said that the committee is working on all three documents and starting with the Articles of Incorporation. Secretary confirmed and explained how the committee is including wording options for the community to provide input on for the areas of the documents that need to be updated, with the exception of the parts that we have to change to conform to the state law updates.

ROADS COMMITTEE (Vice President – Committee Chair):

Recycled Asphalt portion of the Alderwood road: Bear Creek Asphalt has given us notice that they will be coming back out late October or early November to work on the road and will grade it at that time.

VP will be out working on potholes this next week. If he's out working on the road and you have any questions, feel free to stop and ask him. But please be safe as other cars need to pass. President said speeders are huge problem.

?CM – Do we have more speed limit signs? President said that we had some but they were passed around and have to be located.

Winter Conditions – Received bid from Bear Creek for snow plowing. Secretary said she put an estimate of \$1200 in the budget for snow plowing based on the Bear Creek bid.

?CM – Have experience working in construction and said the plower won't go down to the gravel so will leave a layer that will get icy. Pres said people are mostly concerned about the S curves when it gets icy.

?CM said it's a steep hill on the S curves to do recycled asphalt and every time roads are graded they get thinner as they scrape off a layer of gravel. Pres agreed and said that's why the board did a section of the road with recycled asphalt to see how it held up.

?CM – The speed changes are causing the wash boarding. Sec commented that the recycled asphalt seems okay on the flat areas but not good on the slopes. CM said people drive all over the road also so it moves the material around.

?CM – If we had gotten heat on the recycled asphalt, would it have set better? Pres said they didn't put heat on it but contractor expected it to pack when it warmed in the summer months. Contractor told us we could fill potholes with recycled asphalt and it would pack in.

?CM – asked why we trimmed the trees. Pres said it was for safety for dangerous limbs and also because we had been told many times in the past that the trees dripping add to the creation of pot holes. CM (who has construction experience) said Hot mix asphalt is the way to go but have to have a good base. Recycled asphalt is not impervious and water will still go through it so if the substrate below gets water, you'll still get potholes.

Pres said we were told by the previous board that the recycled asphalt would last 3 years. But the contractor said because of speeders it's not going to last more than a year.

Pres asked the CM with construction experience if he thought people could use chains on the recycled asphalt. CM said it will tear it up. Pres said we have community members who have to get to work even when it snows and demand that we plow it. Can't please everyone.

Discussion continued about past experiences getting stuck.

FINANCE AND BUDGET COMMITTEE (Treasurer – Committee Chair): No Committee updates other than the 2025 budget discussion will get to after the rest of the agenda items.

NEIGHBORHOOD WATCH COMMITTEE: No updates to report.

NEIGHBOR TO NEIGHBOR: No updates to report.

OLD BUSINESS

President – No motions made by Board between this meeting and the last monthly meeting.

NEW BUSINESS

Information Privacy: tabled discussion.

Corporate Transparency Act: Received notice from the Attorney that email and filing requirements will likely apply to our organization unless an exception is made by legislature. Board is reviewing.

RCW Changes- VP reported on this earlier in the meeting about requirement to move to RCW 64.90 by 2028.

2025 Budget discussion:

Secretary projected the spreadsheet up on the wall and reviewed figures and assumptions.

?CM – Why are we going through it if the board just decides? Sec said board is looking for input prior to finalizing the proposed budget for the community to vote on.

?CM – Why don't the options include work beyond Razor road like side roads and Underline? Treasurer said previous Board had a bid to do Alderwood and then were going to do Razor the next year and then side roads the following year. But after the budget was passed the bids went up so high that we no longer could afford to do all of Alderwood the first year. Secretary added option onto the spreadsheet for side roads and asked the VP if we could get estimates on the side roads.

?CM – Can't afford the dues now! It's a real struggle for some people.

Pres mentioned that we also don't know if County is going to take over parts of Alderwood or Rasor so may want to keep that in mind.

?CM – County is still at discussion and may not know for long time. Said he used to use his backhoe to help work on the roads and didn't get fuel reimbursed. When dues were jacked up last year he lost interest in trying to help with the roads. He had even broke a part on his backhoe and replaced it at his own expense without reimbursement but having the dues tripled soured him on helping.

?CM – Regarding the spreadsheet, what are the lower amounts getting us? Secretary explained that these would pay for smaller projects by contractor.

?CM – road grader shaves an amount off the road every time. He used to have about a 4 inch step up from the road to his property and now it's about a foot. Road is also getting wider.

?CM – could the board avoid raising the dues and carry over unspent amounts with basic work so we would have enough the following year to do the Hot mix asphalt? Commented that has seen communities where they pave the lower roads first and then the upper roads never get paved because the people on the lower roads stop putting in money. If pave should start at the top and work your way down. He lives right on Alderwood and when road is graded he hates it because people speed faster and there is constant cloud of dust. Has a deck he can't use. Would rather we not raise dues, maintain roads at minimum and carry over funds and pave the next year.

Pres shared that the board received an email from a community member threatening to sue if the board doesn't raise the dues.

?CM – Regarding the county road issue, haven't been able to find any information from the County. Pres said we had previously been told by Commissioner that there would be a public meeting in October but they are likely waiting until after the election.

?CM – Has a relative who lives farther up the road and she hates the S curves. Other meeting attendees agreed. Sec said we had received a bid to pave S curves but there would be other expensed because of the instability of the hillside if we change it to an impervious surface so didn't include it.

?CM – Are there any plans to grade the S curves before winter? Pres said yes and we are in discussion with Bear Creek. Have some funds still in the account and can do the work but that would be less carry over.

Attendees had no further input and expressed appreciation to the board for giving them an opportunity to provide their views

Board thanked all who attended for their valuable input. Committee will rework the budget proposal.

Meeting adjourned at 7:05 pm.