

Belfair Acreage Tracts Association (BATA)
Monthly Board Meeting - December 8, 2024

*DRAFT Meeting Minutes prepared 12-11-2024 by T. Lazo
 Draft posted to website 12-14 to make it available for comments. Minutes accepted as final at January 2025 Board meeting.*

BATA Board Meeting held December 8, 2024

Location: North Mason Timberland Library meeting room

Attendance: There were 7 community members and one guest in attendance, in addition to 3 of the 5 board members.

Start: Meeting called to order at 4:36 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) – absent (advance notice provided)
 Terri Maxwell (board member) – absent (advance notice provided)

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. No comments or changes received. 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 was unable to attend but provided the following account updates by email. The Secretary projected this information for view at the meeting and the President went over it for the attendees.

Bank Accounts:

Previous Month Checking balance reported		\$ 44,488.99
Incoming dues received	+	\$ 4,826.71
Expenses	-	\$ <u>4,407.36</u>
End of Month Checking balance reported this meeting		\$ 44,908.34
Savings account balance		\$ 10,011.25

Dues reporting as of this meeting:

Of the 124 Parcels in the Association that we collect dues from
 22 (18%) property owners owe \$20,886.34
 13 in collections
 4 making payments, 6 still owe balance for this year

?CM – Did you send one to foreclosure? President – yes we started with the one who owes for the longest time. ?CM – have you heard anything? Pres – Treasurer would know status but was unable to attend today. We'll provide an update when we know more.

COMMITTEE REPORTS:

BYLAWS COMMITTEE (Secretary=Committee Chair): Secretary held a BYLAWS Committee meeting on November 24th. Only 2 were in attendance, but we did work on the Covenants & Restrictions. Explained that we got about half way through the document with drafting the proposed changes. Secretary put up on the screen the version being worked on. Explained that the documents are being updated to meet the laws that were passed in 2022. There are also some updates just to correct outdated information. Secretary showed that there are also some areas of the documents that have options for changes. Options will be brought to the community for feedback after Board reviews and before running by the attorney or putting out for community vote. Secretary's goal is to get the drafts ready for Board review in January.

?CM – So these documents haven't been updated since 1979? Secretary explained that there was an attempt to update the bylaws in 2006 but the Board last year was unable to obtain documents that confirmed that the 2006 revision was properly voted on and ratified, so we reverted back to the 1979 version. In this effort we will be updating all three documents, the Articles of Incorporation, the Declaration of Covenants and Restrictions, and the Bylaws. It doesn't make sense to update only one document as the three documents have overlapping information. They have to align to the new laws and not be in conflict with each other. This last July, the State Legislature passed an update to the law that requires HOAs to align to the new RCW 64.90 by 2028, so we have to do the updates anyway.

ROADS COMMITTEE (Vice President = Committee Chair):

VP expressed thanks to members of the community who recently worked on the roads including the Maxwell's grandkids, the Ryan & Heather Beaver family, Scott Mullins and again to Ralph Purchase. The road repairs since the last time Bear Creek came up have been done by a few folks in the community and some of the Board members. Their efforts are much appreciated.

?CM – Did you see what Bear Creek did the last time? VP – yes.

VP – Question is what do we want to do with B/C. VP would recommend not doing any more warranty work and voluntarily dropping the remaining warranty.

Pres – got about 5 months out of the road work they did.

?CM – It was awesome at first and then went to crap.

?CM – We need a crown also. Pres – there was about a 1% crown in the beginning so it wasn't as evident. Gone now.

Pres – when the recycled asphalt project was being considered, she was bombarded with people saying it will last 2-3 years and pushing to do it. When the contractor came to do the work, he told us it won't last 6 months because people drive too fast for this type of road.

?CM – Who on the board contacted B/C? VP – It was the previous board. ?CM – Who was the person, what is their name? Pres – the previous Board had obtained information from a couple of companies. Then the current board held a meeting to discuss the bids. There was discussion

and some spoke in favor of awarding to B/C. Others were in favor so the Board went with it. Their bid was also within the amount of cash we had at the time.

?CM – What would it take for you not to do business with them again? Pres – would take a vote of the board. ?CM – The contractor should have been up front. This has been tried before and it didn't work then. Should never use them again. Pres – we get contractors who give information because they want our business. The board members are not road experts.

?CM – Its not rocket science. I spoke to my grandson. You have to go below the pot holes or keep filling them and then put down rock. Pres – yes, but who's going to do it? Peninsula will deliver rock but won't spread it. Just a few people in the community help to fill pot holes.

?CM – Her husband borrowed her father's tractor and did the work recently with the help of Scott M. He said he looked at the gravel mix that the contractor had put on the road that got scraped to the edge and it's terrible.

President held up a document showing the latest bid the Board received to do grading and rock on the road and to bring it up to better condition with the crown and ditches. This bid is \$84K. It will probably end up being lower because the miles they bid on were incorrect and should be lower. But this is the reality we are working with.

?CM – It will cost that much because of the condition the road is in. Have to dig down 18 inches to dig out the potholes. VP – that won't necessarily do it if there are pockets of sand under the road bed. Sec – also have to be careful because of utilities.

?CM – It wasn't graded for 2 years.

?CM – It's what the board is asking for. You spent the money on recycled asphalt and anyone in their right mind knows it won't work. Can spend money to put rock on the road. Don't have to grade it every time. Don't have to do 100% even if jack up the dues. If you tell people what you want to do, you will get people in the community to help. Pres – A community member who didn't come tonight had told her he had a suggestion for the HOA to purchase equipment so we could do the roads ourselves. The people who used to work the road don't come out anymore or are gone. Also have had issues with people driving too fast by our workers.

?CM – you can get a flagger to help with the workers. Pres – I have done that. Most people slow down but a few still drive too fast.

?CM – If BATA gets equipment, he would put himself through school to learn to use it.

Pres – There would be a lot involved in getting equipment. Who would we allow to operate it? Who would manage that? Where would we store it? Would the insurance cover it and at what cost? Much to consider. Question is do we go that route and keep working the road ourselves or do we keep trying to hire contractors? Talked to Peninsula about putting gravel on the S Curves in preparation for icy weather. Was told it would cost about \$7K but they said if you are putting it on an incline, they don't recommend it. Would cause people to lose traction.

VP – Want to make a motion to cancel the warranty with B/C.

Sec – Why do we have to do anything? Can't we just let it expire? Is there a reason to purposely terminate the warranty? VP – no answer.

?CM – Since they made it worse in the last warranty work, we should talk to the attorney and go after them. Pres – we can ask the attorney what the process would be to try to go after B/C and see what the attorney recommends.

?CM – They should have known it wouldn't work. Pres – After the RID meeting she talked to the PW rep from the County and got a contact at the road department. Thought they would give us objective information on what we should do for our roads since contractors usually tell us what they think will get our business.

?CM – Are the people on Tepee Lane still happy with their road? Who did PUD use? VP – PUD used their own in-house work crew so it's not a company we could hire. Pres – PUD is planning future upgrades to the lines. VP – PUD is waiting to see what happens with the RID so their work is paused.

Winter conditions: Pres said if we put gravel on the S curves it could make it worse. We were also told if we plow it, that would leave a skim that would turn to ice and make it worse. So at this point people probably need to have sand or salt. People who have to drive in any weather condition have complained to her in the past. She said she could bring her little bag of salt.

?CM – It's not the Board's responsibility to get people unstuck.

?CM – Do we have a way to help people if they are stuck or tell them where to leave their vehicles? Sec – If people have to drive in any inclement weather, they need to be prepared like having studded tires or chains. I had chains to get to work if I got called in and have used them on our road. People can't be guaranteed that other roads in the County won't be an issue any more than ours.

?CM – Can you fine people who leave their car on our private road? Can we put it in the bylaws? Pres – comes back to no way to enforce it and remember, it's our neighbors.

?CM – Shouldn't have to tell people but if you are sliding, to back up to where it is safe. There is concern about ambulances being able to get to people. Sec – emergency vehicles will have traction devices. CM – will cause delays. It's been brought up in the past and been deflected. Need a plan. Don't have the answer. Pres – Did talk to the Fire Dept about limited ways to get in and out if we had a fire. Fire chief said no way to solve that with our current access. But DNR can help homeowners reduce fire risk around their home (see past minutes).

?CM – Maybe get community to check on each other? Pres – tried to get the neighbor-to-neighbor committee started but no interest. Sec -thought about proposing that the HOA get a "pay as you go" phone for emergencies. Don't have the cost. Pres – there was a group that helped but that went by the way side. If had a phone, would have to get someone to man the phone and then would have people calling just to complain.

?CM – More concerned about roads and if there is an issue how to check on people's safety. VP – like a phone tree where certain people call and have a few people that they reach out to.

FINANCE AND BUDGET COMMITTEE (Treasurer = Committee Chair): Treasurer unable to attend so President lead discussion on this topic.

CPA audit was voted down so funds will not be spent to hire a CPA. The Board will do an open book meeting for community to review books in Jan/Feb. Will let people know when it is set.

Sec asked attendees if they had all turned in their vote ballot on next year's budget. (Blanks were made available to attendees at the meeting.

?CM – Should the budget be redone to remove the recycled asphalt as a separate cost since it was the reason for the jump in the dues? Didn't get my mail so didn't see the budget in the newsletter. Sec – Explained the budget process the board and committee went through to get community input starting back in September. Showed the location on the website where the information is posted. Explained that the input was tabulated and so the Board went with the majority's input.

President asked what the vote tally is.

Secretary projected up on the wall the spreadsheet with the votes. The table showed all the votes that came in previously by email, mail, and that were turned in at the meeting so everyone at the meeting could see. Totals are 20 yes and 7 no.

President confirmed the 2025 Budget is passed.

?CM – When will payment be due? January 10th? Sec – yes. The Treasurer will send everyone their invoices.

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. . Member info topic is tabled.

Corporate Transparency Act Reporting – President explained that this new law requires people managing businesses to provide info to the Treasury Department and that it also applies to HOAs. A recent injunction has put it on hold, but the Attorney recommends we proceed with filing because there may be a short time if the injunction is lifted. Board will try to find a time to take care of it when all can be there.

?CM – Does everyone in the HOA need to do it? Pres – no, just the board members.

?CM – Did we get two people on the checking account? Pres – not yet but working on it.

President is continuing to review all checks. Even when we have a second person on the account, the Bank will still accept a check with one signature on it. VP – it's like a joint account.

NEW BUSINESS

RID: President asked if everyone attended the County's public meeting on the Road Improvement District (RID) for Razor Road? Not all in the room had attended. Some asked if the County put out a summary. Guest in attendance said the County has a recording on their website that you can watch. Secretary reported that she had also posted her notes on the meeting in the file downloads section of our BATA website.

?CM – You should put a link to the County PW website so everyone can see for themselves what the RID involves. (the url is <https://masoncountywa.gov/public-works/pwrid.php>)

?CM – Also should show what the information is on the Shetland RID. Those people are paying over \$600 per year. No one petitioned for it on Rasor. If the county needs it, shouldn't be both.

President introduced the guest, Ed Boogaert and explained that he has been in discussion with the County about the process to start a petition.

Ed – He has found that it's way more complicated. Found that if it is petitioned, the County would require a bond to do the engineering estimate. Likely 20-30K for a bond for the engineering. He talked to the lady who owns the 106 acres to see if she's interested. She wants more info. He talked to the gentleman who owns the 83 acres and he's not for or against but would be willing to grant the right-of-way. He's trying to get phone numbers to find out whether people are for or against.

?CM – when you give people the petition, will you share the county info on RIDs? Ed – yes he can put link in the petition document.

?CM – Thought the County needed it for Trails End so why is County wanting us to pay for their solution? VP – after the last road repair done on Trails End, the State said they won't fund more repairs so now it is on the County. Sec – Randy said at the meeting that they would come up with other options for Trails End if Rasor RID doesn't happen, so they don't need it.

?CM – How many properties are you looking at for the petition? Ed – about 150 properties

Discussion about whether people on West Rasor would benefit and be included.

?CM – If we say no, will the County do it anyway? CM – None of this would happen if our HOA doesn't approve. I'd like the board to put out a vote to see if people want it. Pres – that is what Ed is trying to do.

Ed – The improved emergency response time is beneficial. Want to at least find out who is interested.

?CM – we as an HOA need to decide if we are supportive.

?CM - County did say at meeting that they'll put money in. Properties in the boundary would be the ones affected so not just the HOA. If ask for interest, it's just for the next step and not a commitment.

?CM – They can start charging as soon as the petition is submitted so you need to read RID info carefully.

?CM – There are 94 properties on Shetland road. That is our only example. We need to make sure people know all the risks. (This community member brought documents with information on the Shetland RID and shared copies.) Sec agreed to post on our website. Pres – we will share the information. There are people both for and against it.

?CM – Could we have another meeting? Sec – maybe should have a separate meeting from our board meeting just for the RID. Pres – Are you asking if we should have an RID only meeting? CM said yes. Pres asked Ed if he would come. He said yes and he can see if Randy will come.

?CM – Want a meeting where people can come and not have County commissioner there with his pitch. Want people to be able to have discussion without politicians.

Pres – we can set up a meeting.

?CM – Randy kept saying we can back out any time but didn't say have to pay for everything they've done.

?CM – People at the meeting may come up with some really good questions as a community. Should put up a sign about the meeting to get a good turnout.

?CM – What would the difference be from the meeting at the school? VP – can discuss what we've found since. CM – Can compile questions from the community.

?CM – Heard this \$10M number. Is that committed? VP – The County has a 6-year plan and has included it as an option and info about maybe being up for additional funding by a grant.

?CM – So say it's \$15M, how many properties? VP – 152

?CM – So what is that per year? VP – about \$1K. Info on the web site on topography hasn't been updated. County would probably cover half and we'd cover the other half. Then anything over is carried by home owners.

?CM – people need something to compare to. VP – some of the \$10.8M is likely property purchases. County can only do so much with eminent domain. With RID, County can do more with obtaining property.

Ed – happy to hand the petition off to Mark or BATA. VP said he doesn't want it.

Ed – will probably be filling pot holes for eternity.

Sec – BATA can commit to holding a meeting to discuss. Pres – we'll set up another meeting just on the RID. Sec – After holidays. Pres – likely after the January Board meeting.

?CM – How many at the County's meeting signed up to get more info from the County? Ed – County estimated that about 100 people came to the meeting. Don't know how many provided their info on the sign-up sheet but he can ask.

Pres – Will set up the meeting. Anyone on Rasor can come, don't have to be in the HOA.

Meeting adjourned at 6:37 pm.