



## **Belfair Acreage Tracts Association (BATA)**

### **ANNUAL REPORT TO MEMBERS**

#### **covering the period May 2025 to April 2026**

*DRAFT Report prepared 5-16-2026 by T. Lazo and made available at the May 17, 2026 Annual meeting.*

*Following review period and minor corrections, report was finalized and posted to BATA website on May 28, 2026.*

*This annual report is intended to capture highlights of BATA activities since the last Annual meeting of the Association members which happens in May of each year. Since the annual meeting is also the meeting in which board member elections occur, this period is also referred to in this document as the “election year.”*

#### **Board Position Election Changes:**

During the previous year’s annual meeting held on May 18, 2025, there were no write-in candidates and no nominations for additional candidates presented at the meeting. All five previous board members had volunteered for re-election ahead of the annual meeting and were on the ballot. There were 25 ballots turned in and counted by members who were not running for election. The results were the unanimous re-election of all five board members who served from May 2025 through April 2026. Following the meeting, the elected board members chose to continue in their previous director positions, so the offices held over the course of this reporting year were as follows: President = Elayne Stodola, Vice President = Mark Case, Treasurer = Robert Maxwell, Secretary = Terilynn Lazo, and Director Five = Terri Maxwell.

#### **Highlights of activities over the 2025 to 2026 election year were as follows:**

*Note – details of activities are captured in the monthly meeting minutes posted on the BATA website at [www.bataowners.org](http://www.bataowners.org) where a copy of this annual report will also be posted once finalized.*

**Roads:** A road maintenance contractor was hired near the end of the last election year. Throughout this election year, the contractor did extensive work to regrade the roads and build up the road base by bringing in truckloads of rock. The contractor made 148 dump truck trips onto our loads adding 1,629.14 tons of rock to our roads! The contractor used the added rock and grading to contour the base to renew a crown on the roads and improve runoff and drainage. This work substantially reduced the number of potholes on the roads this year. The contractor also evaluated the drainage along the roads. The board authorized some drainage work including clearing culverts and renewing the ditches along the roads. Following utility locates, the contractor was able to complete some of this work and dug out and armored outfall ditches around some culverts. More drainage work is needed but the work that was completed has helped. Some utilities were found to be too shallow to allow adequate ditch work but the road drivability was substantially improved and the roads held up well during the past winter.

#### **Other road and road safety accomplishments:**

- Fixed fencing around swamp culvert for debris blockage, removed logs, and added large blocks to outfall of swamp culvert to reduce erosion.
- Contracted to have a large danger tree in the road easement cut down.

- Entered into a Memorandum of Understanding with the county sheriff's office to have the county sheriff's patrols enforce speed limits and traffic safety on BATA main roads.
- Posted refreshed signs for speed limit and caution about the S curves.
- Placed logs and reflectors along edge of S curves at drop off to aide in visibility during darkness and heavy fog.
- Arranged for county's traffic counter on Alderwood which showed an average of over 300 vehicle trips each way.

#### **Administrative accomplishments:**

- Reserve study reviewed and extensive comments provided to reserve study contractor
- Work on governance documents continued with development of matrix for tracking the extensive changes to the state laws regarding "common interest communities" (previously referred to as HOA's).
- Budget committee developed budget that was passed by the board and ratified by the members.
- Made books available for review at the February meeting.
- Submitted requests to elected officials to ask for change the CPA audit requirement in the RCW and put together info for the community to make similar requests (posted on website).
- Conducted special meetings and vote on waiver of CPA audit.
- Updated BATA logo.
- Opened money market account for reserve funds to earn higher interest.
- Communicated information to the community about PUD 3 surveying areas for a future contract to replace underground power lines and potentially lay fiber optic.

#### **Financial Summary:**

The budget cycle is the calendar year, January to December. Since this report covers the election year from May to April, the financial information will be shown in two parts: **Part (1) = May to December 2025 and Part (2) = January to April 2026.**

#### **Part (1):**

The 2024 board had set dues at \$750 per tract/parcel for the 2025 budget year so this was the amount assessed during Part (1).

	<b>MAY 2025</b>	changes	<b>DEC 2025</b>
Parcels paid in full	60		87
Percent of the 124 paid in full	48%		71%
Properties in collections/foreclosure			13
Combined checking/savings balance (start)	\$ 80,212		
Expenses ~		- \$ 71,759	
Dues collected (income)~		+ \$ 34,643	
Combined checking/savings balance (end)			\$ 43,096

**Part (2):**

The 2025 board had set dues at \$750 per tract/parcel for the 2026 budget year so this was the amount assessed during Part (2).

	<b>JAN 2026</b>	changes	<b>APR 2026</b>
Parcels paid in full	36		67
Percent of the 124 paid in full	29%		54%
Properties in collections/foreclosure			15
Combined checking/savings balance (start)	\$ 43,096		
Expenses ~		- \$ 26,179	
Dues collected (income)~		+ \$ 52,058	
Combined checking/savings/money mkt (end)			\$ 68,977

Major expenses over the course of the election year included the following:

- Contracted roadwork (recycled asphalt application, grading, culvert work) = \$82,120
- Road safety improvements (tree trimming, street signs) = \$2,746
- Attorney, liens, collection expenses = \$4,766
- Insurance = \$3,819
- Computer program renewals, office supplies, phone, gov fees = \$2,181
- Reserve study contractor update = \$800

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End of Report