Belfair Acreage Tracts Association (BATA)

Monthly Board Meeting - August 9, 2026

DRAFT Meeting Minutes prepared 8-13-2026 by T. Lazo
Draft posted to website 8-14-26 to make it available for comments. Minutes accepted as final at September 2026 meeting.

BATA Board Meeting held August 9, 2026

Location: North Mason Timberland Library meeting room

Attendance: There were 4 of the 5 board members present. Beside the board members who were present, there were no community members in attendance. The roadwork contractor also attended. Quorum of board achieved.

Start: Meeting called to order at 4:30 PM by Board President. Sign In sheet and copies of the agenda were provided.

Rules of Engagement: President did not review the rules of engagement since they haven't changed. Copies of meeting rules of engagement were available by the sign in sheet. (Note that in our meeting minutes "CM?" indicates question or comment from a community member or guest. Full names of those not on the board will not be shown unless requested or approved by the commenting attendee.)

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 (Director Five) – absent with prior notification

AGENDA review: President asked if there were any changes. No changes were suggested. Secretary made a motion to accept the agenda. VP seconded. All agreed. Agenda accepted.

Minutes of last month's meeting: Secretary had posted the draft minutes of the previous month's annual meeting to the website by the end of last month. Secretary reported that there were no emails from the community with comments. Secretary asked if any other board members received any comments via other means but none had. Secretary made a motion to accept the draft minutes of the last meeting as final. Treasurer seconded the motion. All voted in favor so motion passed. Final minutes will be posted to website along with draft of this meeting's minutes.

Treasurer Report: Treasurer provided the following financial information:
Bank Accounts (based on bank statement through end of last month):

Previous Month Checking balance reported		$ 56,121.21
Incoming dues received	+	$ 6,554.35
Expenses*	-	$ 1,499.65
End of Month Checking balance reported this meeting		$ 61,175.91

Savings account balance	$	15.23
Money market account balance (reserve fund)	$	15,026.89

*Expenses were primarily for QuickBooks ($1348.81) and office supplies ($150.84).

Dues payments: Treasurer reported that 84 properties are paid or 68%. There are 40 properties (32%) that owe some or all of their dues totaling $62,962.21. Of these 14 properties have been reported to collections for owing more than this year's dues, totaling $48,508.

Treasurer reported that one of the foreclosures who was going to make payments decided to do a lump sum payment of the full amount. Payment is pending. Another proposed foreclosure sent payment to the attorney so waiting to get it. The third property that was started in foreclosure is going to the next step. According to the attorney, the next step is the attorney will file an order of sale with the sheriff's office. Then there will be a 2 to 3 month wait while the sheriff's office does the public notice postings. Then the sheriff does the auction. We have to pay a fee for this up front. The fee will be added to the recoupment. Pres asked for clarification on the three properties that started into foreclosure. Treas confirmed that one paid the attorney, one is intending to pay and the third is the one we are proceeding to the auction step. There is another property that is going into foreclosure but is in the second notification step so has not been filed with court yet. Regarding the sheriff auction, the winning bid gets the real estate but has to pay the liens including the mortgage company and us. If no one bids, there is the option for us to sell the property, but before that the owner has rights to pay the debts and cost of sheriff's sale to get it back. That can take up to a year. Discussion continued about property conditions. Treas will continue to work with the attorney. Pres – keep us posted.

Treas – there are a couple more properties whose amount owing has now gone above the amount to start the foreclosure process. Discussion about proceeding.

COMMITTEE REPORTS (NSTR = Nothing Significant To Report)**:**

BYLAWS COMMITTEE (Secretary=Committee Chair): Secretary – Continuing to work the documents. Had a committee meeting on Aug 2nd and got input from the committee. Next meeting TBD but will likely be in Sept.

ROADS COMMITTEE (Vice President = Committee Chair): VP reported that he is still working on the draft wording for the policy on heavy/oversize loads.

VP –next topic is the road drainage. Contractor – still working bids. Pres – still have the culvert work to do on Underline Road, correct? Need to do that soon. Contractor – yes, before winter. Bid provided for this work. Have to coordinate with utility companies. Discussion about stormwater issues there. Sec – is this a culvert swap-out? Contractor – yes. We have the new culvert. The existing one is crushed. Tried to put a pipe through to clear it but couldn't unplug it. Did some ditching to help in the meantime last winter but it still needs fixing to keep the road from getting further damaged. Pres – have tried to find the culverts to fix. Still haven't found all of them. Some are buried. VP made a motion to accept the contractor's bid for the culvert replacement on Underline. Treas seconded the motion. All voted in favor. Motion carried.

Next drainage issue discussed was the Rasor Place flooding issue. Contractor had done some laser level measuring on the road and site inspection to determine how water could be routed. Contractor sketched a diagram of the area showing how the dip in the road could be filled and with some ditching, the stormwater could be directed to a low point area on the south end. To fill the dip in the road it would require 4 feet of fill depth and compaction. Sec expressed concern that water could fill ditch and wash over and take out the new fill. Contractor said he would use gravel barrow on the lower layers so it will pack in and slope the road toward the ditch. Majority of the water should be routed in the ditch down to the low point on the south end of Rasor Place. This would eliminate the need to put a culvert across the road where the dip is. Sec – If we were doing a culvert across the road, it would be better to do that before adding all that fill, but a culvert across the road would funnel the water to the properties on the downhill side which is problematic and not the best solution. If there is a low point on the south end, that is a better option. Contractor – may need to put a culvert under one of the driveways on the uphill side to get the water to continue down the ditch to the low point on the south end. Have to check with that property owner to see if culvert is there. Treas – if a driveway culvert is needed, is that our responsibility? Pres – think it would be since we would be changing the drainage direction. Board in general agreement. Discussion about adjacent properties. Pres – if have to move the utilities, will we get charged for that? Contractor – should be able to work it without moving the utilities. Sec – next steps? We'll need to notify the residents. Contractor – will provide an updated bid and proposed scope of work. Sec – that works. We can use the scope of work to inform the residents.

Pres ask about the leaning trees near the road. Contractor – will grade next week or the week after. Had to get a grader and fix the water trailer. Will need to grade Alderwood and some other road areas. Will do some ditching and spot rocking as needed. Can do the trees while have the equipment up there. VP said he will coordinate with contractor to do cutting while equipment can be used to help direct tree falls safely.

Pres – what do we need for winter prep? Contractor – should check and clear culverts. May need to go out again and ensure we find and number them. Asked VP to assist. Pres – do we need to drop more rock? On Rasor Road maybe? Contractor will take a look. Expect will only need to spot rock on Alderwood. May need to add rock by Baker. Discussion about logs along S curves and easement areas.

FINANCE AND BUDGET COMMITTEE (Treasurer = Committee Chair): Pres asked if we need to have a committee meeting in September to start work on next year's budget. Sec – that is the usual time frame. Treasurer – only really need to have the projected roadwork costs. Contractor – will look at areas needing work and provide bid info.

OLD BUSINESS

Motions between meetings – none this month.

Signs – VP working on it.

Reserve Study – Sec no response yet from the reserve study contractor on comments sent.

PUD 3 Project – Pres – PUD provided information that the project is going through the grant approval process. The first step was approved and it is on to the next step with the state. Now PUD3 is asking for help by letters from the Board and residents to show support for the project and that it is needed and wanted. PUD3 sent example letters (one that would be from residents

and one that would be from the HOA boar). Sec – will post the sample resident letter on the website. Pres – the secretary drafted a letter for the board to sign. A draft was sent to the board ahead of today's meeting. Hard copy was brought to the meeting for board members to sign. All signed. Sec will scan the signed copy and send it to the PUD rep.

NEW BUSINESS

Pres - want to give cell phone back to the Treasurer. Haven't gotten hardly any calls from residents. Most of the time the phone just receives the texts or calls confirming access to the log ins to our accounts on QuickBooks and Venmo. Does everyone agree? All said yes. Sec – if you (Treas) get calls from residents that aren't financial, don't feel like you have to deal with it by yourself. You can always tell them you will relay the issue to the board and we'll get back to them. Treas – yes, I will email the board if something comes up.

OSATA (other stuff as time allows):

Pres – anything else? none

Next meeting is Sept 13th.

Meeting adjourned at 5:30 pm.