

Bald Head Association Board of Directors Meeting

Public Session Minutes

April 24, 2026

8:30am

Held Via Zoom and in person

Board members present: Christine Osborne, Bob Carter, Derek Crump, Steve Smalley, Vickie Lonker, Betty Robinson

Board members absent:

Members Present: Darryl Quarles and Dennis Mullen

Staff Present: Doug Jones- Executive Director, Dora Richey - Assistant Director, Leigh Ann Fink - Book Keeper

- 1. Call to Order/Approval of the Agenda-** Christine Osborne called the meeting to order at 8:33 am. All Board members present, but Betty Robinson
- 2. Approval of the Consent Agenda-** Members were provided with the consent agenda prior to the meeting.

Motion: Approval of consent agenda
Made by: Bob Carter
Second: Steve Smalley
Action: 5-0 – Approved

Betty Robinson entered meeting at 8:44am

- 3. Director's Report-** The Board received the Executive Director's presentation which included updates on 2026 committee appointments, recognition to the committee chairs for all their hard work and operational goals across the Architectural Review, Finance, Long-Range Planning, and Education & Recreation Committees. Financial and operational updates were provided, including the completed transition to Vantaca, year-end unaudited financial results, ongoing reserve project planning, and current CPA audit procurement efforts.
- 4. Financial Report –** Leigh Ann Fink, Bookkeeper, reported on a recap of 2025 financials. She continued with the February report ran from the new management software. Staff will prepare an executive summary for financial packets moving forward.
- 5. Members' Comments-** Darryl Quarles shared concerns regarding construction activity associated with the new home being built on Cape Fear Trail. The Board acknowledged the concerns and noted that BHA staff would coordinate with the Village of Bald Head Island to review and address the matter.

6. Adjournment- 10:11 am

Motion: To adjourn the meeting.
Made by: Christine Osborne
Second: Vickie Lonker
Action: 6-0 - Approved