

Bald Head Association Board of Directors Meeting

Public Session Minutes

July 24, 2026

8:30am

Held Via Zoom and in person

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

Board members absent:

Members Present:

Staff Present: Doug Jones- Executive Director, Dora Richey - Assistant Director

- 1. Call to Order/Approval of the Agenda-** Christine Osborne called the meeting to order at 8:32am.
- 2. Approval of the Consent Agenda-** Members were provided with the consent agenda prior to the meeting including minutes from the 6-26-26 meeting.

Motion: Approval of consent agenda
Made by: Steve Smalley
Second: Vickie Lonker
Action: 5-0 – Approved (Betty Robinson was in process of logging on)

Betty Robinson enters the meeting at 8:41am

- 3. Director's Report-** The Board received the Executive Director's presentation which included updates the ARC Design Guidelines status update, Financial planning, Vantaca, review forms for employee goals, ARC submittal numbers and the announcement of a new employee. Heather Harman introduced herself as the new communications and community relations specialist.
- 4. Financial Report –**Doug Jones, Executive Director, reported on a recap of June's financials and a finance committee update.
- 5. Members' Comments-** Barbara Grant from Flora's Bluff & Killegray Ridge had questions about the ARC process and how the timelines work concerning sub associations. While most of her concerns were addressed in session, Doug Jones offered to look into and send her KPIs for any application issue she had to show her how long that ARC request spent in the hands of staff or committee.

- 6. Committee Updates** – E&R committee has met earlier that week and have the second half of the year's events planned. Lang Range Planning will be discussing its next move in communication to the transportation authority regarding the ferry at their next meeting. ARC is actively working through the newest edition of the Design Guidelines. Finance Committee is actively working with Executive Director as BHA goes into budget season and investing.
- 7. Board President's Report** – The next leadership meeting is waiting on the Club to host. In the height of summer traffic this will most likely have to wait. Christine touched on BHA reaching out via social media and upgrading Salt & Oaks. BHA strives to set an example in it's open communication with members and trying to keep the homeowners of Bald Head Island up to date.

8. Adjournment- 9:34 am

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