Bald Head Association Board of Directors Meeting
Public Session Minutes
September 25, 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: Mr. and Mrs. Emonson; Todd Lonker joined at approximately 9:14 am

Staff Present: Doug Jones- Executive Director, Chris Howard – ARC Coordinator, Madison Baughman – ARC Specialist A

1. **Call to Order/Approval of the Agenda-** Christine Osborne called the meeting to order at 8:35 am.

2. **Approval of the Consent Agenda-** Members were provided with the consent agenda prior to the meeting.

Motion:	Approval of consent agenda
Made by:	Betty Robinson
Second:	Bob Carter
Action:	6-0 – Approved

3. **Members' Comments-** Mr. and Mrs. Emonson addressed the Board from approximately 8:41-8:46 am. Following discussion, additional consideration of the matter was moved to Executive Session. Christine Osborne advised that Doug Jones or Chris Howard would follow up with the Emonsons. Members' Comments were reopened at approximately 9:14 am when Todd Lonker joined the meeting.

4. **Director's Report –** Doug gave a update on the budget for 2027 is moving forward with the finance committee.

5. **Finance Report -** Leigh Ann Fink presented the financial report including the Statement of Revenues and Expenses. The Board discussed projects funded through reserves, how reserve activity is reflected in reporting, delinquent accounts and lien activity, upcoming reserve projects, the software transition, and Vantaca reporting. Doug Jones reported that the Vantaca

reporting issues were approximately 90% resolved and that staff was continuing to work through the remaining items.

6. Committee Reports –

a. Nominating Committee - Christine Osborne reported that three Board candidates had been identified. Candidate information and biographies will be collected as the process moves forward.

b. ARC - Derek Crump reported that ARC matters were progressing well. Vickie Lonker and Christine Osborne also discussed changes made during new construction without prior ARC approval and emphasized the importance of submitting changes to ARC before work proceeds. Potential fines would be discussed further in Executive Session.

c. **Education & Recreation -** Betty Robinson provided an update regarding the October Dinner with Doug event and discussed the planned program with Doug Jones.

d. **Committee Recruitment** - The Board discussed committee recruitment and the need for committee chairs to assist with identifying potential volunteers.

e. Long-Range Planning/Transportation - Steve Smalley reported that BHI Transportation intended to increase parking rates. A draft letter regarding the increases was under Board review and would be discussed further in Executive Session.

f. Mulch Site - Steve Smalley reported that correspondence had been sent to the Village and the contractor operating the mulch site. The Village provided a response and related agreements for Board review, with additional discussion scheduled for Executive Session.

g. BHI Transportation Authority - Steve Smalley provided an update regarding communications with the Transportation Authority concerning the potential sale of the ferry and parking system. Doug Jones also reported on a recent Transportation Authority meeting and the expectation that additional information would be discussed in October.

h. BHA Tax Structure - The Board received an update on research into BHA's tax structure and whether a different filing structure could reduce federal tax expense.

7. Board President's Report - Christine Osborne reported on Nominating Committee activity and recognized the September 11 memorial service attended by herself and Heather Harman, BHA's Communications & Community Relations Specialist.

8. Adjournment - The Public Session adjourned at approximately 9:15 am

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