**Bald Head Association Board of Directors Meeting**
**Public Session Minutes**
**August 28, 2026**
**8:30am**
Held Via Zoom and in person

**Board members present:** Christine Osborne, Derek Crump, Vickie Lonker, Betty Robinson, Bob Carter (zoom)

**Board members absent:** Steve Smalley

**Members Present:** Peter Quinn, Stephen Boyett, Chris McCall

**Staff Present:** Doug Jones – Executive Director, Chris Howard – ARC Coordinator, Madison Baughman – ARC Specialist A, Leigh Ann Fink – Bookkeeper

1. **Call to Order/Approval of the Agenda –** Christine Osborne called the meeting to order at 8:32 am.

2. **Approval of the July 24, 2026 Meeting Minutes**

**Motion:** Approve the July 24, 2026 meeting minutes

**Made by:** Betty Robinson

**Second:** Vickie Lonker

**Action:** Passed at 8:32 am

3. **Confirmation of the 2026 Nominating Committee**

**Motion:** Confirm the 2026 Nominating Committee

**Made by:** Vickie Lonker

**Second:** Derek Crump

**Action:** Passed at 8:33 am

4. **Members' Comments –** Peter Quinn addressed the Board regarding concerns related to laydown areas and construction materials. Discussion included clearer identification and delineation of laydown areas, guidance to contractors, documenting existing conditions before work begins, contractor and property owner responsibilities, and considerations for smaller lots. An electronic member comment was also received during the Members' Comments portion of the meeting. Doug Jones discussed increased deposits and being able to withhold for damage to common area, village right of way, etc. At the end of the conversation Vickie addressed the Village about screening

and future planning associated with sewer pump/utility lift station on Stede Bonnet. 8:35-9:02am

5. **Director's Report –** Doug Jones, Executive Director, provided updates on current Association matters, including baby Miley, budgeting priorities, the status of Vantaca and a quick Design Guideline update. 9:05-9:13

6. **Financial Report –** Leigh Ann Fink reviewed accounts receivable aging and delinquent accounts, including next steps for unpaid balances and the timeline for proceeding to lien. ARC revenues were also reported as continuing to perform ahead of budget. 9:13-9:24am

7. **Committee Reports –** Derek Crump provided an update regarding ARC matters, specifically the Design Guidelines. Vickie Lonker provided an update regarding the BHA Disaster Policy.

**Motion:** Approve the BHA Disaster Policy

**Made by:** Vickie Lonker

**Second:** Derek Crump

**Action:** Approved at 9:27am

Doug Jones provided an update for Steve Smalley regarding Transportation, including continued communication and meetings regarding transportation matters. Long-Range Planning was discussed and Betty suggested making sure that the Transportation can come to meeting prepared to discuss questions, so questions should be sent to them early.

The Board also discussed improving coordination among island organizations, including periodic communication regarding activities and scheduling. The Bald Head Island Club calendar will be made available to assist the various organizations with planning and avoiding scheduling conflicts. Christine told Betty that David is going to make club calendars available to BHA quickly so they can coordinate with the Chapel, Conservancy, Old Baldy Foundation on activities.

A brief discussion about Pirates weekend happened and thanks were sent out to all who helped and participated, including Heather Harmann. 9:25-9:39am

8. **Board President's Report –** Christine Osborne provided a brief update and expressed appreciation to staff, and mentioned all of us missing Dora and Heather Harman, for their work and support. And expressed sadness for losing an important member of the community – Melissa Pope. 9:39-9:41am.

9. **Adjournment –** The Public Session was adjourned at 9:42 am.