



## BALD HEAD ASSOCIATION 2020 ANNUAL MEETING

Saturday, January 25, 2020 – 9am

Bald Head Association – 111 Lighthouse Wynd

**Board Members Present:** John Fisher, President  
Anne Boozell, Vice President  
Robert Drumheller, Secretary/Treasurer  
FA McLeod, Board member  
Alan Briggs, Board member  
John Kinney, Board member

**Staff Members Present:** Carrie Moffett, Executive Director  
Karen Mosteller, Architectural Review Coordinator  
Diane Mesaris, Administrative Assistant  
Pam Henson, Communications Associate  
Denise Eidal, Full Charge Bookkeeper  
Carol Collins, ARC Associate/Covenants Compliance Agent  
Pam Rainey, Customer Relations Associate

**CALL TO ORDER:** President John Fisher welcomed the members and thanked everyone for coming. He introduced the Board members and staff who were present.

**PROOF OF QUORUM:** Secretary/Treasurer Robert Drumheller announced that 150 members or proxies would constitute a quorum (Per Article III, Section IV of the Bylaws: “Section 4. Quorum. At the annual meetings and all special meetings, the presence of one hundred-fifty (150) members entitled to cast, or of proxies entitled to cast votes, shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration or these Bylaws.”) and that 346 proxies had been received by the deadline, representing 503 properties, which more than satisfied the requirement and constituted 26% of the membership.

**APPROVAL OF MINUTES:** John Fisher asked for procedural voting for the approval of the 2019 Annual Meeting Minutes which had been posted on the website for review.

Upon a motion made and seconded, the minutes were unanimously approved.

### **RECOGNITION OF NOMINATING COMMITTEE:**

John Fisher recognized the hard work of the Nominating Committee for its successful efforts. This year’s committee consisted of Trisha Barnard, Cam McIntyre and Jennifer Russel and was led by FA McLeod as Board Liaison

**INTRODUCTION OF CANDIDATES:** FA McLeod described the criteria used this year for

board membership and introduced the candidates, Anne Boozell, Mike Herriot, Dixon McLeod, Nana Smith and Tiffany Williams. FA read their priority comments from their respective questionnaires.

**CALL FOR ELECTION:** John offered a procedural reminder on the election process: Proxies of members who previously mailed their proxies have already been counted. Members wishing to vote at the meeting were given a ballot to complete. Proxies were not accepted at the meeting. Ballots were distributed and collected by the Teller Committee during the ‘Call for Election.’ John then called for the Teller Committee, consisting of Diane Mesaris, Becky Guijarro and Laurie Jelinek, to collect any remaining ballots.

**CLOSE OF ELECTION:** When all of the ballots were collected, John Fisher closed the election and dismissed the Teller Committee to count the ballots.

**BHA ACCOMPLISHMENTS:** On behalf of the Board, John then provided an overview of what the Association accomplished in 2019.

- John Fisher reported that BHA today consists of 1,909 properties with 1,125 of those built upon. The staff of the BHA help property owners navigate the ins and outs of property ownership on Bald Head Island. They communicate news, what is happening and other pertinent information in a timely manner. Provide the key service to all participating members; maintain archives of plans and paint colors on over 30 years and 108 drawers of house plans; and attend island entity meetings to keep property owners abreast of island goings on and advocate for the off-island property owner.
- John noted the increase in violations during 2019, specifically the unapproved removal of over 160 inches of trees on BHA common area. A total of \$8,650 in tree violation fines and remediation was used to purchase trees for “Operation Re-Forest – We Forest.”
- John Fisher reported that one of BHA’s main tasks is the responsibility of overseeing the architectural review process. He noted there had been over 300 projects reviewed, including 15 new constructions projects, completed updating the Design Guidelines as well as the countless, paint and tree requests and daily ARC-related questions from property owners. He noted the development of an emergency response tree removal procedure and an interim policy for allowing temporary, portable storage containers following Hurricane Florence, and coordinated a similar policy with the Village of BHI.
- John stated BHA’s aversion to debt and explained that BHA was debt free, with the last installment to purchase Battery 4 paid in March of 2019. There was \$927,000 held in reserves for the maintenance/repair of assets. BHA transitioned to a new financial system

to manage all of its monies by cost center, including reserves balances, going forward.

- John recounted many other activities and accomplishments including sponsoring yoga, Pilates, Community Potluck dinners, shag dance classes, a sand sculpture contest, a “Carolina on My Mind” music and lecture on James Taylor, bi-annual veterinary clinics, Island Treasures yard sale, handmade card classes and the Smith Island Social.
- John reported on the new effort to plant trees on the Island after Hurricane Florence, “Operation Re-Forest – We Forest,” through which 167 trees were purchased, delivered and planted in the fall.
- He pointed out that two successful Litter Sweeps were held and BHA focused on litter prevention among property owners, visitors and contractors.
- **RECOGNITION OF OUT-GOING COMMITTEE MEMBERS:** John thanked the Committee members for their hard work and dedication throughout the year and particularly recognized those whose 3-year terms had expired or who had resigned:

*Architectural Review Committee:* Andrea Pitera (chair) and John Farabow

*Communication, Education and Recreation Committee:* Betsi Stephen (chair), Elizabeth Kinney, Susan Terrio and Mabel Caringer

*Resource Conservation & Beautification Committee:* Kay Menk (chair) and Dixon McLeod

*Strategic Planning & Long Range Planning Committee:* Dick Johnston, Brian Jenest and Curt Hinton

- John discussed the activities BHA will be focusing on during the coming year, including the overhaul of the Wildlife Overlook, the BHI Community Directory, an Owner’s Guide and turning the maintenance responsibilities for several alleys in the Cape Fear Station over to the Village of BHI.

#### **SHORT COFFEE BREAK - MEETING RESUMED AT 10:05am**

**ORGANIZATIONAL REPORTS:** Various on-Island organizations were invited to speak on their challenges and successes during the previous year. Speakers were given 5 minutes each to present their respective reports. Speakers included:

- Hon. Andy Sayre, Mayor, Village of BHI
- Chris Webb, Executive Director of Old Baldy Foundation
- Joyce Fulton, Consultant for BHI Limited
- Kevin Arata, Board member of the Village Chapel

- Chris Shank, Executive Director of the BHI Conservancy/Smith Island Land Trust
- David Sawyer, CEO of the BHI and Shoals Clubs

**QUESTIONS?** Questions/comments from the audience centered on sand movement in the BHI Creek, the status of oil and gas exploration, a plan to repair/replace the road signs after being damaged by Hurricane Florence and the status of the Middle Island Property Owners Association.

**ELECTION RESULTS:** John Fisher announced the election of Tiffany Williams and Nana Smith to the Board. He further stated that the Covenants modification was approved by 96% of members who voted.

**ANNOUNCEMENT OF THE 2020 BHA BOARD OF DIRECTORS:**

- New member Tiffany Williams
- New member Nana Smith
- Alan Briggs
- John Fisher
- John Kinney
- Robert Drumheller

**RECOGNITION OF DEPARTING BOARD MEMBER:** On behalf of the Board and staff, John Fisher presented a gift of appreciation to FA McLeod and Anne Boozell for their years of service to the Board and to the Island in general. As a token of BHA's appreciation, they were given a certificate relaying that a Live Oak tree will be planted on BHA common area in their honor.

**ADJOURNMENT:** With no further business or comments, the meeting was adjourned at 11:10am.