

*Bald Head Association Board of Directors Meeting
Public Meeting
March 12, 2021 – 11am
BHA Association Center – Generator Society Hall*

Board members present in person: *Alan Briggs, John Fisher, John Kinney, Tiffany Williams*

Board members present via Zoom Webinar: *Jennifer Lucas, Robert Drumheller*

Staff present: *Carrie Moffett, Denise Eidal (portion)*

President Alan Briggs called the meeting to order at 11:10am.

Agenda Approval – Board members received the agenda prior to the meeting. There were no changes or additions to the agenda.

Motion: Approve the agenda as presented
Made by: John Fisher
Seconded by: Tiffany Williams
Action: Approved, 6-0

Minutes

Minutes for the January 29, 2021, public session will be available for consideration at the April meeting.

Presentation of Reports

Committee Reports

Finance – Robert Drumheller informed the Board that, as is standard practice, the Finance Committee is working on identifying a new auditor to review the 2020 financials. Jason Keller has served as BHA’s auditor for many years and standard practice dictates a new auditor should be secured after 5-7 years. The Committee will meet in April also to begin reviewing the reserves study.

Alan Briggs mentioned that he, Vice President John Kinney and Carrie Moffett meet with each of the committee chairs to discuss the 2021 charges the Board wished for each of them to review and discuss.

Financials – Denise Eidal provided an overview of the organization’s January/February 2021 financials. A couple of items of note: BHA is already experiencing increased ARC activity and increased revenue from review fees; comparing 2021 budget to 2020, the basic assessment increased, supplementals decreased and the special assessment for the Overlook was added; Association Center cleaning costs are higher due to increased cleanings for COVID. 352 property owners have not yet paid their 2021 assessments. Denise will monitor these and send out late notices for those owners with balances after March 15th.

Executive Director report – Carrie Moffett informed the Board that the Socialization, Education and Recreation Committee voted to allow Island Spa and Retreat use of the deck and ultimately Association Center room for exercise classes. Appropriate protocols are being met that are in line

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with Governor Cooper’s restrictions, and plans are being made for classes to extend through the summer. BHA would like to hire an intern for the summer to assist with ARC- and communications-related projects. The Board encouraged Carrie to set the salary level of the intern at a level that will attract a qualified candidate for the work. Staff is working with Peter Quinn to solve the lack of space issue in the ARC office. More details will be forthcoming.

Old Business

Wildlife Overlook Update – John Fisher provided an update on progress toward the construction of the Overlook. Most of the plantings have been delivered and are awaiting installation. Four pilings have been installed and additional pilings will be added next week. John Kinney discussed the possibility of applying for grant funds from Duke Energy for additional landscaping, but the requirement for the funds to be given to a 501(c)(3) precludes BHA from eligibility.

2021 Priorities – Alan Briggs asked each of the Board members to provide an update on their respective committees’ progress toward BHA’s 2021 priorities.

1. Finish construction and open the Wildlife Overlook – John Fisher previously provided an update.
2. Transparency – The Board recognized the relaunch of BHA’s email blast and encouraged staff to continue sending timely and relevant information to property owners.
3. Address space needs – Carrie is working with Peter Quinn on maximizing space in the ARC office and is identifying options for better storing chairs and tables in the Generator Society Hall since that will be the only meeting room available to everyone.
4. Financial issues – Robert discussed the identification of a new auditor and delving into the reserves study results.
5. ARC – The committees are just organizing for the year and will report progress as it occurs.
6. Community Wide Standards – Alan discussed the creation of a Community Wide Standards Committee that would work in parallel with the Architectural Review to help identify homes that may be in need of repair and to work with the owners to bring them back into compliance. He stated that Debra Drumheller volunteered to chair the committee.

Motion: Approve Debra Drumheller as chair of the Community Wide Standards Committee

Made by: Alan Briggs

Seconded by: Tiffany Williams

Robert Drumheller recused himself from the vote since he is related to Debra Drumheller.

Action: Approved, 5-0

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7. Staff evaluation – Alan Briggs informed that he, Jennifer Lucas and Carrie Moffett have begun exploring the identification of a professional to help BHA evaluate its operations, protocols and staff in order to ensure BHA is meeting best practices for an effective homeowners association.

New Business

Lagoon Connections on Common Area – Carrie Moffett briefed the Board on a site visit she took with Village Manager Chris McCall to the common area between lagoons 3a and 4. At that location, the Village intends to recreate what it believes is a previous ravine that will allow water to flow from lagoon 3a to lagoon 4 to help with storm water management. Carrie informed Chris that BHA is supportive of the project and is most interested in protecting the trees and other vegetation along the path of the project, as well as protecting the privacy of adjacent homeowners. Chris agreed that these were important goals of the Village's as well and would keep BHA in the loop as the project progresses since the work will be conducted on BHA common area.

With no further business, the meeting was adjourned at 12:25pm to return to the Executive Session.