

Bald Head Association Board of Directors Meeting

Public Session Minutes

June 27, 2025

8:30am

Held Via Zoom and in person

Board members present: Christine Osborne (partial), Betty Robinson, Paul Carey, Vickie Lonker, Derek Crump, Steve Smalley

Board members absent:

Staff present: Doug Jones- Executive Director, Dora Richey - Assistant Director, Madison Baughman- Administrative Assistant, Leigh Ann Fink - Book Keeper

1. **Call to Order/Approval of the Agenda-** Vickie Lonker called the meeting to order at 8:39am and following Paul Carey suggests the Board put financials to item number 3 on the agenda.
2. **Approval of the Consent Agenda-** Members were provided with the consent agenda prior to the meeting.

Motion: To approve the entire consent agenda.
Made by: Paul Carey
Second: Betty Robinson
Action: 5-0

3. **Financials-** Leigh Ann Fink presented the financials and answered Board inquires.

Christine Osborne enters the meeting at 8:51am.

4. **Member's Comments-** John Fisher, joined by Chuck Dietsche and James Hall presented *The Vine* concept to the Board.
5. **Directors Report-** Executive Director Doug Jones shared that Bald Head Association is making steady progress on key operational areas, including purging outdated files, exploring new database options, improving member services, and coordinating with the Village on permit information. They've renewed property insurance, initiated a reserve study update, and filled staff vacancies. Meanwhile, they are addressing challenges such as refining financial processes, finalizing 2024 financials with their CPA, improving communications tools, and preparing boat lease amendments for Board review.
6. **Committee Updates from the Board Liaisons-** Christine Osborne reported that the ARC A Committee is operating smoothly, with members remaining productive during meetings and expressing overall satisfaction. Betty Robinson shared that the Resource Conservation and Beautification Committee is working collaboratively with the Village on the pollinator garden

project. She also noted that the Education and Recreation Committee is enthusiastic about focusing on more educational activities for members. Derek Crump reported that the ARC B Committee is functioning well, with the implementation of new forms helping members make clearer, more informed decisions. Paul Carey stated that the Finance Committee is meeting more frequently than last year and that it is encouraging to see new individuals stepping forward to contribute. Steve Smalley reported that the Long-Range Planning Committee remains in a dormant state, awaiting direction from the Board, but continues to monitor the ferry system closely.

7. **CWS Update-** Dora Richey explained the Community Wide Standards (CWS) process currently being implemented by staff and directed the Board and members to the website for the schedule of sections under assessment.

8. Adjournment- 10:23am

Motion:	To adjourn the meeting.
Made by:	Paul Carey
Second:	Derek Crump
Action:	6-0