

Bald Head Association Board of Directors Meeting

Public Session Minutes

Friday, July 9, 2021 – 11:00 am

BHA Association Center – Generator Society Hall

Meeting held in person and electronically via GoToMeeting.

Board members present: Alan Briggs, Robert Drumheller, John Fisher, John Kinney, Jennifer Lucas (virtual,) Tiffany Williams

Staff present: Carrie Moffett, Carol Collins, Pam Henson

I. Call to Order - President Alan Briggs called the meeting to order at 11:08 am.

II. Approval of Agenda – Members were provided the agenda prior to the meeting.

Motion: Agenda is approved.

Made by: Tiffany Williams

Second: Robert Drumheller

Action: Approved 6-0

Old Business

III. Committee Reports

a. Finance Committee – RFPs are due by July 10, 2021 for the new auditor.

b. Overlook Committee – John Fisher gave an update.

Since the final approval there was a need for an additional pilings at a cost of \$6000. 20% of the pilings added were at 6' depth instead of 8' and thus needed concrete collars. Wood costs have increased by 30%. A piling barrier with signage in front (also plantings) will increase safety.

Motion: Motion to leave pilings as currently installed and approve adjustments to plan.

Made by: Alan Briggs

Second: Robert Drumheller

Action: Approved 6-0

Additional updates included plans for an IPE bench, the progress of a stone retaining wall, the walkway to the street moved, the progress on signage, the need for backfill on the Village right of way, and the idea of a bonus for Matt.

c. ARC - The transition from Karen Mosteller to Fran Pagliaro as the ARC Coordinator has been successful.

Karen will stay on as part-time to give technical reviews for the Harbor Architectural Review Board (HARB.) For the transition of the HARB, Karen has held meetings the members of the Harbor Board.

Changes to the ARC process are requested. A Draft Review will be required for new constructions. Preliminary and Final Reviews will have a deadline of 3 weeks prior to the meeting (instead of the current 2 weeks.) Incomplete submittals will be brought to the attention of the chair so that no time is lost during the meetings.

- Motion:** Motion to accept the changes to the ARC procedure.
- Made by:** John Fisher
- Second:** Robert Drumheller
- Action:** Approved 6-0

Other ARC news, the terms of the chairs of both ARCs expire this year.

- d. **CWS Committee** – The Community Wide Standard Committee initially met June 28, 2021 for planning and training. Debra Drumheller, Chair, and the 5 other committee members working on identifying properties that are in violation and the committee will meet again July 22, 2021.
- e. **Nominations Committee** – Tiffany Williams is setting up meetings. The committee is ready to move forward. They will advertise for another volunteer as well as for Property Owners interested in serving on the Board. The document that was drafted with instructions for the Nominating Committee will be revisited.

IV. Priority Updates

- a. **Transparency** – Tiffany reported that BHA is making progress. There have been positive comments regarding the Compass emails and the June meeting regarding the Ferry System.
- b. **Space** – Cubicles and desks have been ordered for the Berne Room to make room for the additional staff.
With the acoustics in the Association Center, the use of the AC for Yoga classes, ARC and Board meetings there is a need for conference room space. Suggestions include the Administration Building, above Room Service or a small room at Wendy Wilmot Properties.

V. June 2021 Financials – Carrie Moffett reported for Denise Eidal. Reserves are on budget for the fall. Lagoons will need more information before any decisions can be made. Estimates are being taken for replacement of some walkways. An Income Statement and Budget Comparison were reviewed.

VI. Executive Director Report – Carrie Moffett had several items to address.

- a. Kelsey Callahan has been hired as the ARC Associate and started 7-6-2021
- b. Sign permit
- c. Letter from Rex and Betsy
- d. Trees at the overlook have been changed from the earlier plan. There will be pines and cedars???

- Motion:** Motion to accept the change in plant material for the overlook.
- Made by:** John Fisher
- Second:** John Kinney
- Action:** Approved 6-0

- e. Mask policy for the office has changed. If the visitor is vaccinated, no mask is required.
- f. Property turnovers are at record highs. In all of 2019 there were 142. In 2020, there were 220. There have been 128 already and 38 more closings are scheduled from now through August.
- g. The Mulch Site is mess. The Village has agreed to work on this. There is thought of swapping 0.32 acres for the Village Utilities. This needs further study. Alan Briggs and Jennifer Lucas are going to write up observations and issues.

New Business

- VII. *Aging in Place*** – As 75% of BHI residents are 60 years of age or older, there is need for a plan to facilitate the ability of citizens to remain on the island as they age. Alan Briggs asked, “How can BHA be useful to aging citizens?” Suggestions include a Wellness Committee, A partnership with the Village and/or a partnership with Doshier Medical.
- VIII. *Posting opinions of BHA Members*** – The option of having a space for members to post their opinions on a BHA platform was discussed. The transference of individuals’ opinions to BHA’s stand on issues and need for factchecking as well as the use of the platform to complain as opposed to offering solutions were discussed and no further action was taken.
- IX. *Special Needs Access*** – In 2020, the membership voted to lift the single-family restriction from Lot #### to provide a Special Needs Access. A design was presented to the Board. The current design does not resemble what was approved. The Board of Directors would like to express their disagreement with the proposed plan and require that the design go through the ARC.
- X. *Candidate Forum*** – In the past, BHA’s SER Committee has hosted a candidate forum, with the Women’s League of Voters running the forum. Jennifer Lucas is going to bring this to the SER Committee and have them begin the planning.
- XI. *No Member Comments***
- XII. *Adjournment***
 - Motion:** Motion to adjourn.
 - Made by:** Jennifer Lucas
 - Second:** John Kinney
 - Action:** Approved 6-0