Bald Head Association Board of Directors Meeting
Public Meeting
April 9, 2021 – 11am
BHA Association Center – Generator Society Hall
(Held in-person and via Zoom Webinar)

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

Board members not present: *Jennifer Lucas*

Guest present: *Peter Menk*

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

President John Fisher called the meeting to order at 11:04am.

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 Kinney
Seconded by:	Robert Drumheller
Action:	Approved, 5-0

Minutes – Minutes for the January 29, 2021, and March 12, 2021, meetings were provided to members prior to the meeting.

Motion:	Approve the minutes as presented
Made by:	Robert Drumheller
Seconded by:	John Kinney
Action:	Approved, 5-0

Presentation of Reports
Committee Reports
   Finance – Board Liaison Robert Drumheller stated that the Finance Committee will meet in late April to discuss plans for selecting an auditor to review the 2020 financials and to begin an intensive review of the 2020 reserves study.

   Nominating Committee – Board Liaison and Chair Tiffany Williams informed the Board that no property owners had volunteered to serve on the Nominating Committee and asked the Board to help recruit other owners to serve on that committee.

   ARC – Board Liaison John Kinney reported that the ARC is discussing a policy regarding the installation of propane tanks on BHA common area for individuals' use in their homes. Carrie has scheduled a meeting with BHA's legal counsel to determine legal and/or liability issues associated with the use of Common Area for tank storage.

Strategic Planning and Long-Range Projects – Chair Peter Menk provided an update on his committee's discussion related to the sale of the ferry system to the BHI Transportation Authority. He reported that after a lengthy, prosperous examination, the Committee recommended that the Board continue with the current role of informing property owners of the activities that transpire related to the ferry system's sale without taking an official position on whether the system should be sold to the Village of BHI or the Authority.

March 2021 Financials – Bookkeeper Denise Eidal reported on the March 2021 financials. On March 15th, Denise sent out 233 late notices to property owners who haven't yet paid their 2021 basic and special assessments. Of those, 166 remain unpaid. She reviewed the budget to actual expenses noting that most line items remain as expected with minor variances in increased revenue due to increased construction and re-sale transfers, while interest and dividends is lower than budgeted. Several budgeted expenses have yet to occur, such as marketing expenses, equipment purchased and accounting fees, while others occurred sooner than anticipated, such as computer, consulting and tree abatement expenses.

Executive Director Report – Executive Director Carrie Moffett reported on several topics. The Village has been asked to repair the road leading into the Mulch Site (land is BHA Common Area) as it has become difficult for boats/trailers to traverse the road to the Boat Park; Pam Henson has relaunched BHA's email to property owners now called *BHA's Compass*; staff will engage the Board in a larger communications discussion at the May Board meeting; turning over Loggerhead and Palmetto Cove to the Village of BHI remains a priority and staff is working with attorneys from the Village and BHA to complete that project; with the introduction of the COVID vaccine, most staff are returning to a more traditional on-Island work schedule.

Old Business
2021 Priorities Update
1. Wildlife Overlook – John Fisher reported that although there have been numerous delays with the delivery of construction materials, the contractor continues to push forward on completing the Overlook by late spring/early summer.
2. Transparency and Engagement – Tiffany Williams complimented Pam Henson on her efforts to launch *BHA's Compass*, noting Pam's consistent responsiveness in getting information out to the membership related to the sale of the ferry system.
3. BHA Space Needs – Carrie Moffett discussed plans to convert the Berne Conference Room to cubicle office space for the increased ARC staffing needs. Carrie thanked Peter Quinn for his assistance in developing options for the space.
4. ARC – John Kinney stated that both sections of the ARC remain very busy but that the ARC staff is facilitating the increase in submittals well. Meetings are longer than usual due to the average 20 - 25 submittals currently being received for each section.

5. Community Wide Standards – Plans are moving forward to get the committee started. Debra Drumheller was previously appointed chair and committee members are being identified. Policies and protocols for the committee are being drafted.

6. Supporting and improving BHA operations – Alan Briggs discussed efforts to identify a consultant to evaluate BHA's operations. Due to the cost of that task, Alan would like to suspend efforts on this priority at this time and consider incorporating it into the 2022 budget.

New Business

Volunteer applications – Applications from Courtney Callihan and Mark Chilton were considered for the Strategic Planning and Finance Committees, respectively.

Motion:	Approve the applications as submitted
Made by:	John Fisher
Seconded by:	John Kinney
Action:	Approved, 5-0

Conflict of Interest forms – Several Conflict of Interest forms were provided to the Board for review.

Member Comments
None

With no further business, the meeting was adjourned at 12:10pm.