

*Bald Head Association Board of Directors Meeting
Public Meeting
May 14, 2021 – 11am
BHA Association Center – Generator Society Hall*

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

Board members present virtually: *Jennifer Lucas*

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

President Alan Briggs called the meeting to order at 11:03 am.

Agenda Approval – Board members received the agenda prior to the meeting. The agenda was modified to allow Gordon Hall to present changes to the Wildlife Overlook before the Presentation of Reports.

Motion: Approve the agenda with modification
Made by: Tiffany Williams
Seconded by: Robert Drumheller
Action: Approved, 6-0

Old Business – c. 2021 Priorities i. Wildlife Overlook – Gordon Hall

Gordon Hall presented updates on the Wildlife Overlook construction. The framing is almost complete. The guard rail has been assembled. Pilings and supports are in place. The guard rails were designed to be 50” tall at the reptile viewing platform and 42” tall elsewhere; however, all were manufactured at 42” height. Several options were presented and discussed.

Motion: Approve adding horizontal members to the stainless steel panels to bring the height of the reptile viewing platform to 50”.
Made by: Robert Drumheller
Seconded by: John Fisher
Action: Approved 6-0

It is anticipated that construction will be complete by June 1, barring any additional issues. Duke Energy’s work to replace the transformers at the Overlook remains suspended with no word from Duke when it will resume. When the old walkway was removed, the resulting elevation was 9 ft. instead of 9.5 ft. at the parking lot. This will require fill instead of excavation. The Conservancy has drafted the information for the educational signs and Pam will produce them. Carrie Moffett will work with Gordon Hall to develop an information kiosk as the project is completed. Several measures were taken to reduce costs, including reducing the size of the reptile viewing platform and moving the pilings out of the water and onto the shore. To accommodate these changes, additional pilings were added to the original design.

Motion: Ratify changes made to the original design as discussed
Made by: John Fisher
Seconded by: John Kinney
Action: Approved 6-0

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Minutes

Motion: April 9, 2021 minutes accepted and approved.
Made by: John Kinney
Seconded by: John Fisher
Action: Approved 6-0

Presentation of Reports

Financials – Denise Eidal provided an overview of the organization’s financial report. 81 non-payments. \$264,000 in construction deposits. The repair of the Keeper’s Landing dock cost \$40,134.41, of which \$38,195.77 was previously approved by the Board. This left a shortage of \$1,938.64 to be paid out of the Board-directed reserves fund.

Motion: Approve moving \$1,938.64 from Keeper’s Landing reserves to pay for the shortage
Made by: Robert Drumheller
Seconded by: Tiffany Williams
Action: Approved 6-0

Committee Reports

Finance – Board Liaison Robert Drumheller discussed activities the committee is pursuing. An RFP has been developed to identify a new auditor to review the 2021 financials. In the meantime, Jason Keller, CPA, who has served as BHA’s auditor for several years, will conduct the audit of the 2020 financials. The Committee is reviewing ownership issues related to the lagoons owned by BHA and will report back on a plan to determine possible divesting of those assets to another Island entity such as the Village of BHI or the BHI Club. An extensive review has been undertaken of the reserves study to determine accurate estimates for development of the 2022 budget. Robert asked the Board to determine whether the garden is a common asset that should be supported financially by the entire membership or just by those who utilize it. The Board directed staff to develop a survey about BHA’s amenities prior to the annual meeting to inform its decision.

ARC – Board Liaison John Kinney discussed the challenges the ARC staff and the Committee are facing due to the increase of submittals. He discussed solutions being developed with staff, the two ARC section chairs and himself to make the process more manageable. Carrie Moffett provided the Board with data regarding the steady increase in ARC submittals, and the impact the volume of work is having on staff given that the ARC office has 1.5 full-time equivalent staff members.

Motion: Create a separate full-time position of Covenants Compliance Agent, shifting the violations responsibilities out of the ARC office.
Made by: John Fisher
Seconded by: John Kinney
Action: Approved 6-0

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Nominating – Board Liaison and Committee Chair Tiffany Williams informed the Board of the individuals who have agreed to serve on the Nominating Committee: Nancy Mathis, Brent Belch and Suzanne O’Bryant. Background on each of them was relayed by Tiffany.

Motion: Approve to approve the names as presented by Tiffany
Made by: Robert Drumheller
Seconded by: John Kinney
Action: Approved 6-0

Alan Briggs previously sent information to the Board regarding qualifications that the Nominating Committee should consider when identifying individuals to run for election to BHA’s Board of Directors.

Motion: Approve the policy for nominations as presented
Made by: Robert Drumheller
Seconded by: Tiffany Williams
Action: Approved 6-0

RCB – John Kinney relayed that 95% of the trees that were planted as part of RCB’s Operation ReForest – We Forest have survived and are doing well. A litter sweep is being planned for Memorial Day. Information about the event will be available in the next *BHA Compass*.

Strategic Planning and Long-Term Projects – Board Liaison Alan Briggs reported that the committee met virtually and discussed whether BHA should take a position on the sale of the ferry system to the BHI Transportation Authority or the Village of BHI. The committee’s consensus was that at this time BHA should remain neutral and continue with its role of providing information to property owners.

Community Wide Standards – Alan informed the Board that the chair, Debra Drumheller, plans to hold an organizing meeting in June, with evaluations possibly beginning in July to identify the homes that are most in need of attention. Several individuals have been identified to serve on the committee: Terry Steeleman, Trisha Barnard, Bob Keiger, Shari Beavers and Jeff Kenney.

Motion: Approve the volunteer names as presented by Alan
Made by: Robert Drumheller
Seconded by: John Fisher
Action: Approved 6-0

Executive Director report – Carrie Moffett discussed efforts to hire someone to assist with ARC and communications activities during the summer and the reduction in BHA’s flood

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reduction premium as a result of Stephen Boyett’s work on the Community Rating System and reported on the meetings Pam Rainey held with owners of BHA’s managed communities of Keeper’s Landing, Surfman’s Walk and Sumner’s Crescent.

Old Business (cont.)

Stormwater Management Clearing on Common Area – Carrie Moffett reported on the status of the Village’s work to connect lagoons 3b and 7. She showed numerous photos of the area. The Village has committed to making corrective cuts to trees damaged during the project.

Transparency and Engagement – Communications – As a follow-up to the February 2021 Board Retreat, Pam Henson brief the Board on plans to communicate with BHA’s members more efficiently by outsourcing the design of the monthly *Island Report*. She has identified a project-based freelance designer at a cost of \$325 per month with a three-month review at the end of September. Future costs will be included in the 2022 budget and beyond.

Motion: Approve the cost of the designer for the remainder of 2021

Made by: Tiffany Williams

Seconded by: Alan Briggs

Action: Approved 6-0

New Business

Village of BHI Candidate Forum – John Kinney inquired whether BHA will hold a forum for Village of BHI Candidates seeking election in the fall. Carrie Moffett reported that Pam Henson plans to reach out to the League of Women Voters this month regarding organizing a candidate’s forum in the fall.

Volunteer Application – Carrie Moffett presented an application for Barbara Giera to join the ARC.

Motion: Approve Barbara Giera to join the ARC Section A for a 3-year term

Made by: Tiffany Williams

Seconded by: John Kinney

With no further business, the meeting was adjourned at 2:15pm.