

Bald Head Association Board of Directors Meeting
Public Session Minutes

Friday, December 10, 2021 – 11:00 am

BHA Association Center – Generator Society Hall

Meeting held in person and electronically via Zoom Webinar.

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

Staff present: Carrie Moffett, Carol Collins, Pam Henson, Denise Eidal (partial), Fran Pagliaro (partial)

I. Call to Order - President Alan Briggs called the meeting to order at 11:06 am.

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

Motion: Agenda is approved.

Made by: Robert Drumheller

Second: John Kinney

Action: Approved 5-0

III. Minutes from November 12, 2021, meeting.

Motion: November 12, 2021, minutes are approved.

Made by: Robert Drumheller

Second: John Kinney

Action: Approved 5-0

Old Business

IV. Committee Reports

A. Wildlife Overlook – John Fisher provided an update. Duke Energy has marked lines, but not moved equipment. He asked for information on the Historical plaque and that BHI Conservancy investigate the stagnation of the water. 7 plants have been added during Operation Re-Forest We Forest, but the additional pilings (previously approved) along the left side have not been installed.

Jennifer Lucas joined the meeting.

B. ARC – John Kinney is asking for ARC members to extend their terms. Those agreements should be collected within a week.

57 trees were planted on BHA land as well as approximately 50 other trees ordered by individual homeowners. Sumner’s Crescent, Keeper’s Landing and Surfman’s Walk also had plantings.

V. Priority Updates

A. BHA Space – John Farabow, an architect and property owner is working on 3 alternatives for expanding BHA office/meeting space. The concepts will be ready for the Board Retreat in February 2022.

B. Staff – Carrie Moffett reported that a compensation study for staff would cost \$18,000 which is too much. Jennifer Lucas is going to follow up on this as well as an efficiency study.

- VI. November 2021 Financials** –Denise Eidal presented the November Balance Sheet, Income Statement, Expenses Statement and Reserve expenses. One property on which a lien was placed has paid. Several disputed late fees were written off.

In this discussion information regarding the new directory was asked to be presented at the Annual Meeting.

- VII. Executive Director Report** – Carrie Moffett had several items to address.

A. Lighthouse Landing Fire – BHA is working with the homeowners involved in the fire and Lighthouse Landing Property Owners Association. Staff has scanned plans and are searching for additional plans/information that may be helpful. Jerry Biggs and Chad Paul are also working to get information to these property owners.

B. Ladder request at Palmetto Cove – Palmetto Cove residents have asked about getting a ladder for the dock in case of an emergency. Carrie will check with CAMA and insurance.

C. Land Bridge at the Villas – The Villas Homeowners Association would like to change the pedestrian bridge, that connects the Villas and the Club back to a land bridge. The lagoon is Common Area. No negative impacts are predicted. Plans have been received.

D. Sumner’s Crescent – The area at the entrance to Sumner’s Crescent has had the post and rope feature installed as well as the plantings mentioned earlier.

New Business

- VIII. Approval of 2022 Design Guidelines** – Fran Pagliaro reported that the ARC does not have a majority vote to approve the Design Guidelines changes. Both sections will meet together in January and vote on each item. The controversy is regarding mergers and the definition of massing.

ARC time constraints will be discussed at the Board Retreat.

Fran and the ARC would like to publicly thank the architects who volunteered their help with this project. They are John Farabow, Peter Quinn, Mark Saulnier and Terry Steelman.

The Board would also like to recognize Brewse Barnard and plant a Live Oak in his honor for his years of volunteer service to the ARC and Bald Head Island.

- IX. Approval of 2022 Annual Meeting Proxy/Ballot**

Motion: 2022 Annual Meeting Proxy/Ballot is approved.

Made by: Robert Drumheller

Second: John Kinney

Action: Approved 6-0

X. Administrative – Carrie Moffett

A. Boat Park lease revision

Motion: Lease revision for the Boat Park is approved.

Made by: Robert Drumheller

Second: John Kinney

Action: Approved 6-0

B. Association Center policy revision – As the Association Center Policy is revised the Board and ARC meetings will be a priority when booking the Center. Fee increases are also included.

Motion: Rental fees for the Association Center for non-members will increase to \$750 for ¼ day, \$1500 for ½ day and \$2500 for a full day.

Made by: John Fisher

Second: Robert Drumheller

Action: Approved 6-0

C. Volunteer application – Holly White is volunteering to serve on the CWS Committee. More volunteers are needed. Board members were reminded that personal invitations are most effective.

Motion: Holly White is approved to serve on the CWS Committee.

Made by: Robert Drumheller

Second: Tiffany Williams

Action: Approved 6-0

XI. Member Comments

Bob Ketels expressed his appreciation and thanked the Board of Directors as well as the ARC for their service and help.

XII. Adjournment

Motion: Motion to adjourn at 12:24pm.

Made by: Tiffany Williams

Second: Robert Drumheller

Action: Approved 6-0