

Bald Head Association Board of Directors Meeting
Public Session Minutes

October 14, 2022

Chandler Building – 2nd floor Conference Room

Meeting held in person and electronically via Zoom Webinar.

Board members present: Alan Briggs, Joe Brawner, Robert Drumheller, John Kinney,
Jennifer Lucas, Tiffany Williams

Staff present: Carrie Moffett, Mary Anne Arata, Dora Richey, Pam Henson

Guest: Bob Keiger - Partial

I. Call to Order - President Alan Briggs called the meeting to order at 11:13 pm.

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

Motion: Agenda is approved.

Made by: Tiffany Williams

Second: Joe Brawner

Action: Approved 6-0

III. Approval of Minutes – Minutes from September 9, 2022, were provided prior to the meeting.

Motion: Minutes are approved.

Made by: Joe Brawner

Second: Tiffany Williams

Action: Approved 6-0

IV. Insurance Presentation

Property homeowner Bob Keiger discussed proper insurance coverage for property owners because of the high cost of building on Bald Head Island. The board discussed there may be some educational opportunities for the property owners about proper coverage.

V. Hearing with NCUC for the barge and ferry

Alan Briggs discussed the updates from the Hearing for the barge and ferry from the past week. There will be a Public Hearing in Brunswick County for anyone interested in sharing their concerns on November 1, 2022. January 17, 2023, or January 19, 2023, will be a time for experts to discuss in Raleigh.

VI. Reports (2022 Priorities and Committees)

- Cooperation with Island entities
 - Potential conveyance of lagoons to Village/Club update
- Architectural Review Committee
 - Fran Pagliaro has completed the final draft of the Non-Residential Guidelines.
- Violations and Community Wide Standards Committee – no updates
- Communications and Transparency- no updates

October 14, 2022 Public Session Minutes

- Welcome and Integrate Our New Homeowners and Members -no updates
- Education and Recreation Committee
 - There will be fall cooking demonstration on October 17, 2022
- Staff
 - Dora Richey-new Covenants Compliance Associate
- Financial Stability and Finance Committee- no updates

- Long Range Planning Committee –
 - There will be a meeting with John Farabow to discuss the future expansion of the Association Center.
- Resource, Conservation and Beautification Committee
 - Island Wide Litter Sweep-Saturday, Nov. 5, 2022, in front of Room Service
- Nominating Committee
 - The deadline for submitting a petition to run for the Board is November 29, 2022.

VII. 2023 Budget - Using key assumptions, Carrie Moffett and Denise Eidal prepared a draft budget for 2023. The finance committee recommended the following items:

- There will be an assessment increase of 10% for all lot and homeowners that will result in \$185 for lot owners and \$555 for homeowners.

- The Association Center will also increase member rates for 2023 by \$200.

Motion: Approve Association Center member rate increase for 2023 by \$200
Made by: Alan Briggs
Second: Joe Brawner
Action: Approved 6-0

- The escrow transfer fee to increase from \$75 to \$150.

Motion: Approve the increase of transfer fees from \$75 to \$150
Made by: Alan Briggs
Second: Tiffany Williams
Action: Approved 6-0

- Audio-Visual Hardware for the Association Center.

Motion: Approve \$8,796.23 out of reserves to pay for AV equipment
Made by: Alan Briggs
Second: Robert Drumheller
Action: Approved 6-0

- Change in rate to collect for Reserves for Alleyways from 70% to 100%

Motion: Approve to increase Reserves for alleyways from 70% to 100%
Made by: Alan Briggs
Second: Joe Brawner
Action: Approved 6-0

VIII. Executive Director's Report

Carrie Moffett reported on the following items:

1. Pedestrian easement of Portsmouth walkway
2. The Bald Head Association building will require improvements in 2023 such as new carpet in the BHA office and replacing hardwood floors in the Association Center. A budget will be provided soon for consideration.

IX. Member Comments – There were no member comments.

VIII. Adjournment

Motion: Motion to adjourn at 1:00 om
Made by: Tiffany Williams
Second: John Kinney
Action: Approved 6-0