

**Bald Head Association Board of Directors Meeting
Public Session Minutes**

November 10, 2022

Chandler Building, 2nd floor Conference Room

Meeting held in person and electronically via Zoom Webinar.

Board members present: Alan Briggs, Robert Drumheller, Tiffany Williams, John Kinney proxy to Robert Drumheller, Jennifer Lucas proxy to Alan Briggs,

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

I. Call to Order - President Alan Briggs called the meeting to order at 12:00 pm.

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

III. Approval of Minutes – Minutes from 10-14-22 were provided prior to the meeting.

Motion: Minutes are approved.
Made by: John Kinney
Second: Alan Briggs
Action: Approved 6-0

IV. Duke Energy Update on Overlook and Wind Energy – Danielle Peoples

Ms. Peoples did not attend the meeting because of the potential hurricane. The Board asked if we could reschedule her in December or January.

V. Update on Docket A41 Sub 21 and Sub 22 – Alan Briggs

Sub 21 – BHA, other intervenors and the Public Staff submitted testimony on November 8, 2022, to the NC Utilities Commission.

Sub 22 – The application of SharpVue for transfer operating rights from Limited is underway. On January 17, there will a public hearing.

VI. Reports (2022 Priorities and Committees)

A. Cooperation with Island entities –

Robert Drumheller shared a map of the lagoons and discussed the transfer of ownership of certain lagoons from the BHA to either the Village of BHI or the BHI Club.

B. Architectural Review Committee –

Carrie Moffett discussed the change of wording in the Design Guidelines (p. 28) for fines from violations. The Board decided to delay action on the change until the December meeting until further discussion with Andy McVey.

C. Violations and Community Wide Standards Committee – no updates

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D. *Communications and Transparency* –

Pam Henson reported that the new website launch date is scheduled for January 9, 2023.

E. *Welcome and Integrate Our New Homeowners and Members* -

Pam Henson noted that the *Island Report* articles for new owners have been very favorably received.

F. Education and Recreation Committee -

A discussion was held about whether to continue the tradition of the Smith Island Social on the evening of the annual meeting. The Board decided that Smith Island Social should continue and the ER Committee should begin to plan with the BHI Club for the event.

G. *Staff* – no updates

H. *Financial Stability and Finance Committee*

Leigh Ann Fink presented the September and October financials.

I. Long Range Planning Committee –

The Long-Range Planning Committee met with the architect regarding three proposed plan options for any future expansion of the current BHA building.

J. Resource, Conservation and Beautification Committee –

The annual Operation Re-Forest will be November 28-30.

K. Nominating Committee

z is the deadline for self-nominating for the 2023 BHA Board of Directors. Currently, there are no self-nominating applicants.

VII. 2023 Budget –

Carrie Moffett presented the basic budget for 2023.

- Motion:** Approve basic budget along with following conditions
1. Increase the level of legal fees by \$10,000
 2. Use \$100,000 of the 2021 operating surplus to meet 2023 deficit
 3. Increase basic assessment by 15%, \$165 to \$185 for lot, \$495 to \$570 for home

Made by: Robert Drumheller

Second: Alan Briggs

Action: Approved 5-0

VIII. Proxy/Ballot Approval for 2023 Annual Meeting

The proxy/ballot needs to be approved before the next Board meeting on December 9th.

IX. Executive Director's Report –

Carrie Moffett shared the following items:

1. On November 18, 2022, the Village Council will hold a public hearing to change the boat specifications from 15 feet and 25 horsepower to 17 feet and 75 horsepower. The issue will come before the BHA Board if/when the Council makes changes to the specifications.
2. On November 29, 2022, new sound equipment will be installed in the Association Center.
3. Non-residential Design Guidelines will be sent to the BHI Club to review.
4. The Boat Park is changing locations and homeowners who lease in the Boat Park will shortly receive a notification requesting that they move their boat to the new area.

X. Member Comments – There are no member comments.

VIII. Adjournment

Motion: Motion to adjourn
Made by: Robert Drumheller
Second: Alan Briggs
Action: Approved 5-0