

Bald Head Association Board of Directors Meeting
Public Session Minutes

June 10, 2022

BHA Association Center – Generator Society Hall

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, Carol Collins Denise Eidal*

I. *Call to Order* - President Alan Briggs called the meeting to order at 11:00 am.

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

Motion: Agenda is approved.

Made by: Robert Drumheller

Second: Tiffany Williams

Action: Approved 6-0

III. *Approval of Minutes* – Minutes from May 13, 2022 were provided prior to the meeting.

Motion: Minutes are approved.

Made by: Robert Drumheller

Second: John Kinney

Action: Approved 6-0

IV. *Continuation of discussion – Sale of BHI Limited’s assets to SharpVue Capital and NCUC*

Litigation – After meeting with members and with BHA’s counsel, the Board has appointed a sub-committee (Alan, Robert and John) to follow this issue. Robert Drumheller suggested the following plan: 1) Continue to gather information (a meeting with Susan Rabon is scheduled next week,) 2) An additional meeting of all parties, including property owners, is being planned for late July or early August, 3) At the appropriate time, BHA should intervene once the purchase application is filed with NCUC and 4) Do research on rent seeking, in relation to the barge and parking in Southport.

The Board thanks Mr. Robert Blau who addressed the board and stated that the property owners on BHI have interests in this matter. There is a divide between Limited, SharpVue, the Village and BHA in how the sale and operation of the ferry system should proceed. He offered his help with analysis of data.

V. *Reports (2022 Priorities and Committees)*

A. *Cooperation with all Island entities* - Boat Park/Mulch Site Reconfiguration – There are some spaces that are too small or will be difficult to use. The back side of the boat area is very densely wooded however there is a large discarded pipe that needs to be removed. A 30-foot buffer between the site and neighboring lots included. The existing lease will be cancelled, and a new lease written. The cost will be approximately \$70,000 and the Village is paying this. Some trees will have to be removed (and will need Village approval.)

Motion: Improve the diagram, complete an analysis, authorize Robert and Carrie to negotiate the leases and approve trees by email with photos.

Made by: Robert Drumheller

Second: John Kinney

Action: Approved 6-0

B. Architectural Review Committee - Design Guidelines revisions are complete and have been approved by the ARC. These will be sent to the board as well as the membership.

C. Violations and Community Wide Standards Committee - There are some changes to procedures that were provided to the Board prior to the meeting. These are to address issues with CWS violations that include an ARC submittal.

Motion: Revisions are approved.

Made by: Robert Drumheller

Second: John Kinney

Action: Approved 6-0

D. Communications and Transparency – There will be a Mid-year meeting set for July 20, 2022, 1:00-3:00pm.

E. Welcome and Integrate Our New Homeowners and Members -no updates

F. Education and Recreation Committee – no updates

G. Staff – no updates

H. Financial Stability and Finance Committee

1. Finance Committee meeting – Robert Drumheller reported that the committee met and discussed the auditor’s recommendations, updates on the Boat Park and Lagoons and began to plan the 2023 budget.

2. May Financials – Denise Eidal presented the May financials.

Jennifer Lucas left the meeting.

I. Long Range Planning Committee – Peter Menk has moved and is resigning as chair of LRP. Greg Wendling was recommended as Peter’s replacement.

Motion: Greg Wendling approved as chair of the Long Range Planning Committee.

Made by: Robert Drumheller

Second: John Kinney

Action: Approved 5-0

J. Resource, Conservation and Beautification Committee - no updates

K. Nominating Committee – An article for *Island Report* has been approved by email. The deadline for applications is July 31, 2022. At the time of this meeting the Nominating Committee has 3 candidates.

Jennifer Lucas returned to the meeting.

VI. Executive Director's Report

- A. Use of Association Center** – Data has been collected for frequency and number of persons using the AC. This data was shared with the LRP Committee.
- B. Portsmouth Walkway** – The legal documents are ready to be signed upon verification that all repairs have been completed.
- C. Wildlife Overlook Parking** – Parking is an issue with visitors parking in the street and across the street blocking entrance into the Village property. JP McCann is going to place markers as a temporary solution. Carrie will contact Duke for time estimate.
- D. 40th Anniversary and Nabr Network** – BHA's website will be updated as we begin using Nabr Network. The proposed date is October 1, 2022. That and the anniversary will be in an upcoming *IR* issue.

VII. Sandpiper alternate route – This needs approval by the members. The issue can be part of the Annual meeting. A more detailed plan will be needed.

Motion: Hold a meeting now, asking for a detailed plan.

Made by: Jennifer Lucas

Second: John Kinney

Action: Failed 1-4 (Jennifer Lucas left the meeting before the vote.)

Jennifer Lucas left the meeting.

VIII. Racial, Ethnic, Religious, Gender, National Origin and Diversity - Overall Inclusion in BHA and on BHI - There have been reports of insults to guests and owners. Some guests don't feel comfortable on BHI. The Village lawsuit and social media have prompted the BHA Board to investigate a diversity statement. Alan is going to draft a statement as the first step.

IX. Member Comments – There were no comments from members.

X. Adjournment

Motion: Motion to adjourn

Made by: Tiffany Williams

Second: John Kinney

Action: Approved 5-0