

## ***Bald Head Association Board of Directors Meeting***

### ***Public Session Minutes***

*July 8, 2022, 11:00 AM*

*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 (partial - gave proxy to Alan Briggs), Jennifer Lucas, Tiffany Williams*

**Staff present:** *Carrie Moffett, Carol Collins, Pam Henson, Fran Pagliaro*

**I. *Call to Order*** - President Alan Briggs called the meeting to order at 11:05 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 5-0

**III. *Approval of Minutes*** – Minutes from June 7, 2022, and June 10, 2022, were provided prior to the meeting.

**Motion:** Minutes are approved.

**Made by:** Jennifer Lucas

**Second:** Tiffany Williams

**Action:** Approved 5-0

Joe Brawner joined the meeting.

#### ***IV. Reports (2022 Priorities and Committees)***

##### *A. Cooperation with all island entities*

1. Dog Park – Cam McIntyre and Lori McBrayer asked the board to consider improvements at the Dog Park to include new enclosures, benches, toys, signage, waste receptacles, a water feature and canine grass. The plan is to raise funds for the improvements through donations. The Village will need to be included as it leases the land from BHA.

**Motion:** Create an ad-hoc committee with Cam McIntyre and Lori McBrayer as co-chairs and Robert Drumheller as Board Liaison.

**Made by:** Jennifer Lucas

**Second:** Robert Drumheller

**Action:** Approved 6-0

2. BHI Club – development plans and lagoons – Robert Drumheller updated the board on the transfer of lagoons to the Club. The Club and BHA will divide the cost of a survey. The Club's future development plans to expand the parking area as well as expansion into the Swan's Quarter and Salt Meadow properties will be subject to Commercial Guidelines and ARC Section B approval.
3. Mulch Site/Boat Park update - Progress continues on this project.
4. Portsmouth Walkway – The walkway repairs have been made.

**Motion:** Accept the easement for this walkway.

**Made by:** Robert Drumheller

**Second:** Tiffany Williams

**Action:** Approved 6-0

B. Architectural Review Committee

1. Design Guideline revisions – Fran Pagliaro presented the Design Guideline revisions. These will be available for view and comments on the website. The Board will consider for approval at the August regular meeting.

C. Violations and Community Wide Standards – Joe Brawner gave an update on the CWS Committee’s work. 32 CWS Violations have been processed with 21 of those resolved. There are 2 that are long-term due to unusual circumstances. The Committee will focus on one of the following areas: beach front property (viewed from the beach), driveways and/or BHA Common Area.

D. Communications and Transparency

1. Policy for *Island Report* – Policy revisions were presented prior to the meeting.
  - Motion:** Approve the changes to the policy as presented and publish information regarding Letters to the Editor in *Island Report*.
  - Made by:** Robert Drumheller
  - Second:** Tiffany Williams
  - Action:** Approved 6-0
2. Agenda for July 20, 2022 – Mid Year Meeting Agenda was presented. Suggestions made to add LRP Committee discussions to the agenda and to solicit other topics through *Compass* emails.
3. Agenda for July 27, 2022 – Informational Meeting Agenda was presented.

E. Welcome and Integrate Our New Homeowners and Members – Anniversary potluck planned, see below.

F. Education and Recreation – Betsi Stephens joined the meeting.

1. Ms. Stephens presented a petition asking BHA to pursue leasing the library building from SharpVue if/when the sale of BHI Limited’s assets is completed.
2. A potluck has been set for early October 2022, to celebrate BHA’s 40<sup>th</sup> Anniversary. A youth art competition may be a part of the celebration.

John Kinney left the meeting giving his proxy to Alan Briggs.

G. Staff – The new website is being built as the first step in transitioning to Nabr Network.

H. Financial Stability and Finance Committee – Carol Collins presented the June Financial Statements for Denise Eidal.

I. Long-Range Planning Committee – a meeting is scheduled for July 18, 2022.

J. Resource, Conservation and Beautification Committee –No update

K. Nominating Committee – The committee is receiving nominations through July 31, 2022.

**V. Executive Director's Report**

- A. Post and Rope requested in front of 29 Keeper's Landing** – This area is being used to park carts on the Common Area near the Keeper's Landing Dock.

**Motion:** Approve the addition of more posts and rope.

**Made by:** Robert Drumheller

**Second:** Tiffany Williams

**Action:** Approved 6-0

**VI. Member Comments**

1. Kerry Murphy reported to the Board that the trees he was required to plant as mitigation have been destroyed by utility work along West Bald Head Wynd. Carrie Moffett will check with the Village as to what the utility company will be replacing.  
Mr. Murphy also expressed concerns with the current guidelines for trimming vegetation as well as inconsistencies across the island. Alan Briggs asked him to join the ARC to help with these issues.
2. Robert Blau addressed the Board concerning the Ferry and transportation. He offered his help if needed.

**VIII. Adjournment**

**Motion:** Motion to adjourn

**Made by:** Tiffany Williams

**Second:** Robert Drumheller

**Action:** Approved 6-0