

Bald Head Association Board of Directors Meeting
Public Session Minutes

April 8, 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, Jennifer Lucas, Tiffany Williams (John Kinney gave his proxy to Robert Drumheller)*

Staff present: *Carol Collins, Mary Anne Steele, Denise Eidal*

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: Tiffany Williams

Second: Joe Brawner

Action: Approved 6-0

III. Approval of Minutes – Minutes from 3-11-2022 meeting, were provided prior to the meeting.

Motion: Minutes are approved.

Made by: Robert Drumheller

Second: Joe Brawner

Action: Approved 6-0

IV. Honor Tree – Karen Mosteller was presented a certificate for an Honor Tree which has been planted in her honor for years of service to BHA.

V. Covenants changes – The Covenant changes, approved in January 2022, were presented to the Board.

VI. Reports (2022 Priorities and Committees)

A. Cooperation with all island entities

1. Mulch Site/Boat Park update – Several members of the Board have toured the mulch site and proposed site for the boat park to move. The move is necessary to give the Village room to use the mulch site for storm debris if needed. The Village leases this land from BHA, and a new lease will be needed. Robert Drumheller agreed to be the Board representative for this project.

2. Land bridge at the Villas – The Villas HOA requested that the last wooden bridge be replaced with a land bridge similar those existing in the area. Joe Brawner is going to work with the Villas and Bruce Marek on this issue.

Motion: Land Bridge approved contingent upon algae control/mitigation.

Made by: Robert Drumheller

Second: Joe Brawner

Action: Approved 6-0

3. Master development plan – Tiffany Williams is going to be the BHA Board representative for this Village project.

4. Lagoons – Several lagoons are owned by both BHA and the Club. The Club is maintaining the lagoons. Robert and Joe will contact Andy McVey to discuss giving ownership (and liability) of the lagoons to the Club.
- B. Architectural Review Committee – The ARC staff, chairs, BHA Board members and Mayor Quinn met recently to discuss the ARC process. Immediate changes include moving personnel to ARC to check for submittal completeness and to contact owner (and professional) in the case of incomplete submittals to expedite the ARC process. Additional suggestions were made including using an exit poll for feedback. Pam Henson will send information in the *Compass*.
- C. Violations and Community Wide Standards – The CWS Committee is taking on the condition of BHA Common Area. The Committee may not be as active as Mary Anne helps in ARC for a few months.
- D. Communications and Transparency – All is well. *Compass* and *Island Report* communications are active.
- E. Welcome and Integrate Our New Homeowners and Members and Education and Recreation – no updates.
- F. Staff – to help staff be more productive, an upgrade of internet connection is needed. Quotes from Spectrum and FOCUS were obtained; however, FOCUS then withdrew their quote. The quote from Spectrum was presented to the Board.
- Motion:** Approve contract for 3-year service agreement with Spectrum.
Made by: Robert Drumheller
Second: Tiffany Williams
Action: Approved 6-0
- G. Financial Stability and Finance Committee – Denise presented the Financials for March and reported that the 2021 taxes have been completed. Auditors are currently working on the 2021 audit. An additional note: The policy of requiring double signatures on checks for amounts in excess of \$1,000.00 has been suspended since Carrie Moffett’s medical leave. Denise will have a report of all checks in this category that only have one signature.
- Pam Henson will run articles explaining the role of the Treasurer and plans for succession.
- H. Long Range Planning Committee – Alan Briggs met with Peter Menk to discuss some projects.
1. NCUC and Ferry Transportation – Alan reported that BHA had retained services from Edward Finley and will intervene if needed. For now, BHA is monitoring this litigation.
 2. Building Expansion – There are concept design plans for possible building expansion. There will be a meeting on April 12, 2022, with architect and member, John Farabow to look at those plans. The directors asked that the Long-Range Planning Committee be invited to this meeting.

- I. Resource, Conservation and Beautification Committee – Dale and Barbara Giera are co-chairing this committee. They have met and have already scheduled a Litter Sweep for April 30, 2022 (regardless of weather.)
- J. Nominating Committee – John Kinney is not present to report but there is a need for volunteers. We have 2 positions (Jennifer Lucas and Tiffany Williams) on the Board that will be open in 2023.

VII. Interim Executive Director's Report

- A. Alternate option for driveway to Sandpiper homes - Mr. Wilkerson sent a new proposal for a bridge to cross the wetlands on the Common Area near his home. The Board agreed that another Public meeting would be needed with membership input. This option is less likely to be approved due to the wetlands issue.
- B. Beehive – survey results are in - 119 responses were positive with 12 opposed.
 - Motion:** Allow the placement of the beehive with a warning sign near the site.
 - Made by:** Robert Drumheller
 - Second:** Tiffany Williams
 - Action:** Approved 6-0
- C. Request to place “library” on the island – a member has requested placing a lending library (small structure on a post) at the East end of the island. The Board will consult with Betsi Stephens, who maintains the lending library in the marina for information regarding this addition.
- D. Conflict of Interest Forms were presented to the board. No objections.
- E. Graphic Designer – Pam Henson has contracted with a new graphic designer, Hope Falls.

VIII. Member Comments – no member comments.

IX. Adjournment

- Motion:** Motion to adjourn
- Made by:** Robert Drumheller
- Second:** Joe Brawner
- Action:** Approved 6-0

Carol Collins

From: John Kinney <kinney.aj@gmail.com>
Sent: Thursday, March 31, 2022 5:05 PM
To: rbdrumheller
Cc: Carol Collins
Subject: Proxy

Robert, I'm on vacation next week, so you have my proxy for the board meeting.

Regards,
John