

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

## ***Public Session Minutes***

*October 12, 2023*

*BHA Association Center*

*Meeting held in person and electronically via Zoom Webinar.*

**Board members present:** Alan Briggs, Joe Brawner, John Kinney, Christine Osborne (partial)

**Board members via Zoom:** Paul Carey, Robert Drumheller

**Staff present:** Carrie Moffett, Mary Anne Arata, Leigh Ann Fink (partial)

**Guest via Zoom:** Gayle Sanders

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

**2. Approval of Agenda** – Members were provided with the 10-12-23 agenda prior to the meeting.

**Motion:** Approve the agenda

**Made by:** Joe Brawner

**Second:** Christine Osborne

**Action:** Approved 6-0

**3. Consent Agenda**

**3.1. Approval of Minutes for 9-8-23** – Members were provided with the 9-8-23 minutes prior to the meeting.

**Motion:** Approve the 9-8-23 minutes

**Made by:** Christine Osborne

**Second:** Alan Briggs

**Action:** Approved 6-0

**4. Project Longevity/Aging in Place on BHI**

Gayle Sanders presented research on framework for providing senior services to BHI residents using tax money from local, county and state taxes.

**5. ARC Design Guidelines revisions**

Fran Pagliaro presented the revisions of the upcoming 2024 Design Guidelines that will be available for viewing and comments on the website. The Board will consider the Design Guidelines for approval at the November public meeting.

**6. Monthly Financials for September 2023**

Leigh Ann Fink presented the financials.

**7. Draft 2024 Budget**

Using key assumptions, Carrie Moffett prepared a draft budget for 2024.

## 8. Committee Reports

1. Education and Recreation Committee- There will be an Insurance Forum on Friday, October 27<sup>th</sup>. Trick or treating will be held on Saturday, October 28<sup>th</sup>.

Christine Osborne left the meeting at 12:10 pm.

## 9. BHI Ferry Transportation

Paul Carey suggested the Board discuss the option to intervene with the BHI ferry for fare regulation. Alan Briggs will contact Ed Finley to discuss if we should intervene and partner with the BHI Club to share the expenses of legal fees.

The Board decided to postpone all priority Reports until next meeting because of time constraints.

## 10. 2023 Priorities

1. Communications with Our Members –
2. Attention to Financial Responsibility for BHA –
3. Ad Hoc ARC Committee to help better serve our members –
4. Transparency –
5. Collaboration with Island Entities –
6. Provide support for BHA Staff –
7. Program Evaluations -

## 8. Committee Reports continued

1. Architectural Review Committee –

**Motion:** Approve Dave Pacyna, chair, Bill Bourne, Dixon McCloud, Mike Herriott, Jennifer Pitts, Jennifer Russell, Gil Wilson, David Wray, ARC Consultants Mark Saunier and John Farabow for 1 year extension term on ARC

**Made by:** John Kinney

**Second:** Alan Briggs

**Action:** Approved 5-0

2. Community Wide Standards Committee – none
3. Education and Recreation Committee – see above
4. Finance Committee – none
5. Long Range Planning Committee – none
6. Resource, Conservation and Beautification Committee - none

**12. Executive Director’s Report** – Carrie Moffett shared the following items with the Board.

1. There is a propane tank buried under Sumner’s Crescent grill deck that is no longer in use. Carrie questioned if the Board would like to remove the tank for \$10,000 from the Sumner’s Crescent Reserves. The board agreed to leave the tank in the ground.
2. BHA Board Forum will be on December 11<sup>th</sup> and will be moderated by Vickie Genoski.
3. The audit is still ongoing at this time.
4. Funding

**Motion:** Approve \$8,860 from reserves for Rob Schmidt and Witt Works for AC work

**Made by:** John Kinney

**Second:** Joe Brawner

**Action:** Approved 5-0

5. There are members who are frustrated with Verizon cell service and would like to collect owner’s information to share with Verizon.
6. The Association Center will be power washed next week.

**13. Member Comments** – There were no comments from members.

**14. Adjournment** – the meeting adjourned at 3:15 pm

**Motion:** Adjourn the meeting

**Made by:** Alan Briggs

**Second:** John Kinney

**Action:** Approved 5-0