

Bald Head Association Board of Directors Meeting

Public Session Minutes

December 8, 2023

BHA Association Center

Meeting held in person and electronically via Zoom Webinar.

Board members present: Robert Drumheller, Christine Osborne

Board members present via Zoom: Joe Brawner, Alan Briggs, Paul Carey, John Kinney

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

Guests: Betsi Stephen (partial)

1. Call to Order - President Alan Briggs called the meeting to order at 11:25 am.

2. Approval of Agenda – Members were provided with the 12-8-23 agenda prior to the meeting.

Motion: Approve the 12-8-23 agenda

Made by: Robert Drumheller

Second: Christine Osborne

Action: Approved 6-0

3. Consent Agenda

3.1. Approval of the Minutes for 11-9-23

Motion: Approve the 11-9-23 minutes

Made by: Robert Drumheller

Second: Christine Osborne

Action: Approved 6-0

4. Monthly Financials for November 2023 – Leigh Ann Fink presented the November financials.

5. BHA Budget Approval – Carrie Moffett presented the basic budget for 2024.

Motion: Approve the Master budget for 2024 but modify legal fees to \$4,500

Made by: Robert Drumheller

Second: Christine Osborne

Action: Approved 6-0

11:30 Alan Briggs left the meeting

6. 2023 Priorities

1. Communications with Our Members – no report
2. Attention to Financial Responsibility for BHA – no report
3. Transparency – no report
4. Collaboration with Island Entities – Carrie Moffett stated that there is a draft lease agreement for the Dog Park and our BHA attorney is reviewing it.

5. Provide support for BHA Staff – no report

7. Committee Reports

- 1. Architectural Review Committee – no report
- 2. Community Wide Standards Committee – no report
- 3. Education and Recreation Committee – ER Chairperson Betsi Stephen thanked the BHA staff and community for a successful year with events. Millicent O’Connor and Kris Riley will be co-chairs next year and will continue the many activities. The ER Committee would like to thank the island entities that have offered their space for the many activities.

11:45 John Kinney left the meeting
11:53 Betsi Stephen left the meeting.

- 4. Finance Committee – no report
- 5. Long Range Planning Committee – no report
- 6. Resource, Conservation and Beautification Committee – no report

8. Volunteer Committee Applications – the Board decided to wait to approve Committee applications at the January Organizational meeting.

9. Executive Director’s Report – Carrie Moffett shared the following items:

- 1. There is a request to cross the Common Area to complete a major renovation at 11 Brown Pelican Trail.

Motion: Approve request to cross Common Area but will need to check with the Village for utilities
Made by: Robert Drumheller
Second: Christine Osborne
Action: Approved 4-0

- 2. The Candidate Forum is on Monday, December 11, 2023.
- 3. Potential Meeting Dates for 2024 Board meetings
- 4. BHI Limited may convey Cape Fear Station parcels that will be Common Area.
- 5. SF-18 update- is continuing but should be resolved in the next 2 weeks
- 6. Master Walkway board repairs will come from the reserves going forward.

Motion: Approve to release reserves \$1,470
Made by: Robert Drumheller
Second: Christine Osborne
Action: Approved 4-0

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Motion: Approve to release reserves \$9,936.75 for Master Walkway to meet cost of invoice

Made by: Christine Osborne

Second: Robert Drumheller

Action: Approved 4-0

Member Comments – There were no comments from members.

10. Adjournment – the meeting ended at 1:53 pm.

Motion: Adjourn the Public Session at 1:53 pm

Made by: Christine Osborne

Second: Robert Drumheller

Action: Approved