

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

***Public Session Minutes***

*May 23, 2023*

*BHA Association Center*

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

**Board members present in person:** Alan Briggs, Joe Brawner, Robert Drumheller

**Board members present via Zoom:** Paul Carey

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

**Guests:** Trisha Johnson (partial and Zoom)

**1. Call to Order** - President Alan Briggs called the meeting to order at 11:05 am.

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

**Motion:** Approve the 5-23-23 consent agenda and 4-28-23 minutes

**Made by:** Alan Briggs

**Second:** Robert Drumheller

**Action:** Approved 4-0

**3. Monthly Financials for April 2023** – Leigh Ann Fink presented the April financials to the Board.

**4. 2023 Priorities**

1. Communications with Our Members – Pam Henson shared details about the upcoming Informational Meeting about the ferry ticket reservation system that the BHA is hosting for its members on May 26 and May 30.

2. Attention to Financial Responsibility for BHA – Robert Drumheller notified the Board of an upcoming Finance Committee meeting in late June.

3. Ad Hoc ARC Committee to help better serve our members – No report

4. Transparency – No report

5. Collaboration with Island Entities – BHA continues to partner with the Village of Bald Head Island to improve conditions at the Dog Park and the Mulch Site. Alan Briggs also stated that representatives of the BHA Board of Directors will meet with representatives of Village Council to continue working relationships with each other.

6. Provide support for BHA Staff – Automated ARC support forms are being created help with workflow of the ARC.

7. Program Evaluations – It has been determined that most BHA sponsored programs do not cost money.

## **5. Committee Reports**

1. Architectural Review Committee – No report

2. Community Wide Standards Committee – Joe Brawner stated that the CWS has not begun reviewing Common Area yet.

3. Education and Recreation Committee – The next event is Porch Island Treasures in June.

4. Finance Committee – No report.

5. Long-Range Planning Committee – The Long-Range Planning Committee is continuing to review historical material concerning Battery 4 and will work toward a recommendation of whether to sell the property.

6. Resource, Conservation and Beautification Committee – No report

7. Nominating Committee – Nine people have volunteered to serve on the committee's open three spots. There was a debate on how to fairly approve new members. It was noted that the deadline to volunteer was May 31, 2023. The Board decided to wait until the deadline and scheduled special Board meeting on Thursday, June 1, 2023, to choose three new committee members.

**6. Ferry Electronic Ticketing and Reservation System Information Sessions** – BHA is hosting the informational sessions for its owners.

**7. Discussion of Baggage Limits** – BHA member Trisha Johnson emailed and spoke to the Board via Zoom concerning the baggage limits for the ferry.

**8. Managed Areas** – Pam Rainey shared the following information about managed areas.

8.1. Draft Boat Park Delinquent Payment Policy - A draft of the Boat Park Delinquent Payment policy was introduced and was suggested that Andy McVey review and give guidance on the policy.

8.2. Surfman’s Walk house numbers- This is a result of a request from Public Safety to include reflective house numbers and bollards for better visibility during an emergency call. It was stated that the Sumner’s Crescent and Keeper’s Landing change house numbers to include reflective paint for safety precautions also.

8.3. Dripline Communities annual update – Pam Rainey led the annual update for the BHA-managed communities with a discussion of financials and the recent walkthrough of the areas.

Tree trimming is complete in Surfman’s Walk and Keeper’s Landing will begin next week.

**9. Common Area** – Carrie Moffett presented the information on the common area.

9.1. Lease for Mulch Site - See agenda item 4.5.

9.2. Overlook Retaining Wall – John Kinney is working with Dale Giera to build a retaining wall because of erosion.

9.3. CAMA permit request for construction at 416 SBHW. ARC staff recommended approval as it is anticipated there will be no impact on adjacent Common Area.

**Motion:** Approve CAMA permit request  
**Made by:** Alan Briggs  
**Second:** Joe Brawner  
**Action:** Approved 4-0

9.4. Common Area Maintenance – this item was not discussed

**10. Executive Director’s Report** – Carrie Moffett shared the following items.

1. Monthly Management Report of activities and accomplishments and will be placed in the Executive Director’s Report.
2. The transfer of the Portsmouth Way walkway from BHI Limited is completed.
3. SF-18 – Staff is working with BHI Limited, Wendy Wilmot and Crista Thomas to execute the agreement for amending the secondary covenants.
4. Duke Energy’s spokesperson offered to come to the Island and give a presentation to the Board on the status of Duke’s wind energy project.
5. A BHA member has requested services to seniors to be provided by Brunswick County and the state of NC to the population of Bald Head Island since their taxes pay for it.
6. BHA typically conducts a forum with candidates for Village Council during election years. Staff suggested that BHA should consider holding a forum with candidates for BHA’s Board of Directors later in the year. Board members agreed and directed staff to begin planning such an event.

**11. Member Comments** – John Whitman of 9 Scotch Bonnet suggested the elimination of the Nominating Committee, which would allow property owners to self-nominate themselves for election to the Board of Directors.

**12. Adjournment**

- Motion:** Adjourn
- Made by:** Joe Brawner
- Second:** Robert Drumheller
- Action:** Approved 4-0

The meeting adjourned at 1:10pm