

Bald Head Association Board of Directors Meeting

Public Session Minutes

August 11, 2023

BHA Association Center

Meeting held in person and electronically via Zoom Webinar.

Board members present: Alan Briggs, Robert Drumheller, Christine Osborne, Paul Carey

Board members on Zoom: Joe Brawner, John Kinney

Staff present: Carrie Moffett, Mary Anne Arata, Leigh Ann Fink (partial), Dora Richey (partial),
Fran Pagliaro (partial)

Guest: Bob Keiger

1. Call to Order - President Alan Briggs called the meeting to order at 11:15 am.

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

Motion: Amend the agenda to add Conflict of Interest in Transparency section

Made by: Alan Briggs

Second: Robert Drumheller

Action: Approved 6-0

3. Consent Agenda

3.a. Approval of Minutes for 6-9-23 and 7-14-23

Motion: Approve the minutes for 6-9-23 and 7-14-23 Board meeting

Made by: Robert Drumheller

Second: Christine Osborne

Action: Approved 5-0, Paul Carey abstained

4. Dwelling Insurance Increase for 2024 – Bob Keiger shared insurance increases for homes in our area. It was suggested that we form a committee to include the Village of BHI, BHA, and insurance adjusters for dialogue with wind and hail carriers.

5. Monthly Financials for July 2023- Leigh Ann Fink presented the financials.

6. 2023 Priorities

1. Communications with Our Members – Christine Osborne reported that the *Compass* looks good but would like to see social media platforms combined.

2. Attention to Financial Responsibility for BHA – no report.

3. Ad Hoc ARC Committee to help better serve our members – The automated submissions are going well.

4. Transparency – There is a perception that the contracted ARC consultant architects have an unfair advantage of approving their submittals at a quicker rate compared to other architects. The Board asked Mary Anne Arata to research the practices of other local HOAs and report back next month.

5. Collaboration with Island Entities - The Village signed the mulch site lease. The dog park needs to have the stumps grinded. There will be a discussion with the BHI Club after their annual meeting in reference to the lagoons.

6. Provide support for BHA Staff – The online ARC process is going well to help streamline internal processes. All online submissions for contractors will begin in January 2024. Property owners will be helped on an as-needed basis.

Motion: Recess for lunch from 12:25 pm to 12:45 for lunch
Made by: Alan Briggs
Second: Paul Carey
Action: Approved 6 - 0

The board adjourned at 12:25 PM for lunch.
The board resumed the meeting at 12:45 PM.

5. Committee Reports

1. Architectural Review Committee – The ARC committee discussed the need for members to recuse themselves when they have a conflict of interest.

2. Community Wide Standards Committee – No report for CWS committee. However, the Nominating Committee has met three times and will have a complete slate at the September Board meeting.

3. Education and Recreation Committee – The upcoming event in August is a photo class at the Association Center. There will be a potluck dinner and shag lessons in September.

4. Finance Committee – Staff is working on the budget and will discuss the draft at a meeting being scheduled in September.

5. Long Range Planning Committee – The next Long Range Planning Committee meeting is on August 24th and members will discuss the possibility of selling Battery 4 at the request of the Board.

6. Resource, Conservation and Beautification Committee - John Kinney reported that 50 people have expressed interest in the litter sweep. Duke power has completed its project at the Wildlife Overlook. John reminded the Board that he will not be able to chair Operation Reforest-We Forest.

8. Benches located on Common Area – Dora Richie shared four options of benches to be considered for placement on common area.

Motion: Authorize approval of the use of two of the bench options as long as they meet ADA standards

Made by: Robert Drumheller

Second: Christine Osborne

Action: Approve 6 - 0

9. Review Wildlife Overlook bids for new retaining wall- In response to the Request for Proposals, Cortez construction and Trinity builders submitted bids that were considered for the retaining wall.

Motion: Accept Trinity Builder’s bid for the construction of the retaining wall

Made by: John Kinny

Second: Christine Osborne

Action: Approve 6 - 0

10. Executive Director’s Report: Carrie Moffett discussed the following items during the Executive Director’s report.

1. Updated carpet expense –

Motion: Authorize \$4,000 to remove carpet from downstairs and install new carpet in the BHA office upstairs

Made by: Robert Drumheller

Second: Paul Carey

Action: Approve 6 - 0

2. Insurance premium- The wind and hail insurance annual premium for the Wildlife Overlook is \$8,400. Carrie Moffett asked whether the Board wanted to self-insure or make other adjustments to reduce the premium. The Board asked Carrie to discuss options with

BHA's insurance and report back.

3. Association Center insurance- As previously discussed, insurance coverage for the Association Center was increased to mirror the new tax value of \$2.2m resulting from Brunswick County's revaluation.

4. Signage at image at Wildlife Overlook- After consulting with The Village, the signage at the Wildlife Overlook is acceptable.

5. On September 25th, there will be a BHI Village Council Candidate forum hosted by the Women of League Voters.

11. Member Comments – There were no comments from members.

Adjournment

Motion: Adjourn at 1:40 PM

Made by: Paul Carey

Second: Robert Drumheller

Action: Approved 6-0

The meeting adjourned at 1:40 PM.