

Bald Head Association Board of Directors Meeting

Public Session Minutes

September 9, 2023

BHA Association Center

Meeting held in person and electronically via Zoom Webinar.

Board members present: Alan Briggs, Robert Drumheller, John Kinney, Christine Osborne

Board members present via Zoom: Joe Brawner, Paul Carey

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

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 9-9-23 agenda prior to the meeting.

Motion: Approve the 9-9-23 agenda

Made by: John Kinney

Second: Christine Osborne

Action: Approved 5-0

3. Consent Agenda

3.1. Approval of Minutes – Members were provided with 8-11-23 meeting minutes prior to the meeting.

Motion: Approve the Consent Agenda

Made by: John Kinney

Second: Robert Drumheller

Action: Approved 5-0

3. Monthly Financials for August 2023 – Leigh Ann Fink and Carrie Moffett presented the Financials.

4. 2023 Priorities

1. Communications with Our Members – Christine Osborne reported that *Compass* is an effective tool for communicating along with Facebook with approximately 1.2 K followers. Pam Henson has hired a contracted graphic designer, a position budgetted for 2023.

2. Attention to Financial Responsibility for BHA – Robert Drumheller reviewed the Reserve fund for past four years noting all funds are increasing as planned.

3. Ad Hoc ARC Committee to help better serve our members – The committee is continuing to make improvements by reducing the size of the Design Guidelines, automated submissions online, and a checklist for builders.

4. Transparency – no report

5. Collaboration with Island Entities – BHA is working with the Village to enhance the Dog Park. A homeowner requested that the Dog Park post hours.

6. Provide support for BHA Staff – The BHA is currently trying to streamline and automate work for tree requests, invoices and maintenance requests using our management software, Enumerate.

5. Committee Reports

1. Architectural Review Committee – there are many ARC committee members whose term limits will expire this year.

a. Conflict of Interest survey results for paid ARC architect consultants- John Kinney shared the results of the survey requested at the September Board meeting.

Motion: Approve proper method to continue with paid architects ARC consultants. If a consultant submits plans, the other paid architect will review plans for that ARC meeting.

Alan Briggs will write an article in the *Compass or Island Report* from the BHA president to explain change in policy.

Made by: John Kinney

Second: Robert Drumheller

Action: Approved 5-0

2. Community Wide Standards Committee – Len Miller submitted an application to join the CWS committee.

Motion: Approve Len Miller for the CWS committee

Made by: John Kinney

Second: Robert Drumheller

Action: Approved 5-0

3. Education and Recreation Committee – there are many upcoming events for the month of September such as the monthly potluck and shag lessons. The committee will need a chairperson next year since Betsi Stephen’s time has expired. There is a request from the ER committee to sponsor BHI trick or treating.

4. Finance Committee – Leigh Ann Fink presented August financials.

5. Long Range Planning Committee – There was a previous request for the LRP to research if Battery 4 should be sold. After careful consideration and research, the Long Rang Planning committee unanimously agreed that there is no reason to sell Battery 4 at this time.

The Board recessed for lunch at 12:45 pm.

The Board reconvened at 1:00 pm.

6. Resource, Conservation and Beautification Committee – John Kinney shared that he had a meeting with RCB co-chair, Barbara Giera. The next litter sweep will be October 20th.

7. Nominating Committee – the Nominating Committee has determined a slate for the two vacancies for the BHA Board. The BHA Board candidates are Steve Smalley, Chris Parrish, Mike Bumarch, and Betty Robinson.

6. Covenants Bylaws Changes – Carrie Moffett shared a list of potential considerations for revisions to the Covenants/Bylaws for the membership to consider at the annual meeting. Carrie Moffett will bring a draft of the proxy for the Board to consider at the November board meeting.

7. Executive Director’s Report – Carrie Moffett updated the Board on the status of the Overlook construction that will begin after September 15th.

Motion: Approve an additional \$617 for a commercial grade finish for the floors in
Made by: Association Center
Second: Alan Briggs
Action: John Kinney

Alan Briggs suggested having an informational session about the cancellation of insurance on the island and Christine Osborne agreed to organize the event.

8. Member Comments – Sandra Kades asked the board if there were multiple complaints about the perception of favoritism of ARC paid architect consultants.

9. Adjournment – the meeting adjourned at 2:40 pm

Motion: Adjourn the meeting
Made by: Robert Drumheller
Second: John Kinney
Action: Approved 5-0