

Bald Head Association Board of Directors Meeting

Public Session Minutes

April 26, 2024

BHA Association Center

Meeting held in person and electronically via Zoom Webinar.

Board members present: Paul Carey (partial), Christine Osborne, Betty Robinson,

Board Members present via Zoom: Joe Brawner (partial), John Kinney, Steve Smalley

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

Guests: Jerry Biggs, Michael Chittum, Joe Lee, Paul Koslow, Rob O'Connor, George Helfrich,
Heather Lee, Sandy Kades

1. Call to Order/Approval of the Agenda - President Christine Osborne called the meeting to order at 10 am.

Motion: Amend agenda to delete item #5. Have insurance agent review coverage with
Made by: Finance Committee and report any recommendations to the Board
Second: Betty Robinson
Action: Paul Carey
Approved 5-0

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

Motion: Approve the consent agenda
Made by: Betty Robinson
Second: Paul Carey
Action: Approved 5-0

3. Member Comments

The following members made public comments.

1. Property owner Michael Chittum discussed concerns with the ARC pertaining to mass, windows, average grade calculations and variances.
2. Jerry Biggs (home designer) noted concerns with window mullions/muttons, the 50% rule and 60/40% undistributed rule.

10:30 Joe Brawner enters the meeting

3. Homeowner George Helfrich discussed the high cost of Surfman's Walk's 2024 supplemental assessment.
4. Property owner Joe Lee relayed concerns about the ARC treating architects/designers fairly, time it takes to receive feedback from ARC meetings and garage door materials.
5. Homeowner Rob O'Connor expressed frustration over the ARC's requiring additional changes at the end of the process rather than at the beginning.

6. Paul Kosla (architect) shared his perspective on how the ARC should interpret the 60/40% undisturbed rule.

4. Requested Board Actions-

1. Approve interior office paint bid

Motion: Approve Mr. Drywall for interior office paint for \$15,850
Made by: Christine Osborne
Second: Paul Carey
Action: Approved 6-0

2. Amend Budget-mulching in Managed Associations

Motion: Amend the 2024 supplemental budgets of two of the managed areas to allow mulching only in certain locations:
Made by: Sumner's Crescent - \$1,850; Keeper's Landing - \$3,500
Second: Christine Osborne
Action: Paul Carey

3. Surfman's Walk fence painting decision follow up -

Motion: Approve Willmar Hernandez for painting the Surfman's Walk fence for \$15,840
Made by: Betty Robinson
Second: Paul Carey
Action: Approved 5-0, 1 abstained

4. Association Center Policy Change-

Motion: Approve adding Project Longevity to the list of organizations exempt from fees for use of the Association Center

Made by: Betty Robinson
Second: John Kinney
Action: Approved 6-0

Paul Carey left the meeting at 12:37

5. Sumner's Crescent Master Walkway follow up-It was suggested to contact Adam

Bachmeir at the Club to review the paver repairs needed and get another bid.

6. Reserves for \$500 difference for carpet intallation

Motion: Approve an additional \$500 from Reserves for office carpet installation for padding
Made by: John Kinney
Second: Christine Osbourne
Action: Approved 5-0

7. Approve Betty Robinson for Vanguard investment account

Motion: Approve to add Betty Robinson to Vanguard account
Made by: Christine Osborne
Second: John Kinney
Action: Approved 5-0

Recess for lunch at 1pm

Joe Brawner left the meeting

Meeting convened at 1:37 pm

5. Monthly Financials for March 2024–Leigh Ann Fink presented the financials for March 2024.

6. 2024 Priorities–The Board agreed to refine the priorities and share by email

7. Website update – Pam Henson shared a sample of the new website that is scheduled to be launched in June. Pam reported that she has been working on more targeted communications with ARC Bytes for architects and designers, newsletters for BHA Managed Areas and “leave behind” materials for real estate companies.

8. ARC process audit follow up – Betty Robinson is continuing to review the ARC process

9. Committee Reports

1. Architectural Review Committee – no report

2. Community Wide Standards Committee – no report

Motion: Approve Christina Cress for the CWS Committee
Made by: Christine Osborne
Second: Betty Robinson
Action: Approved 4-0

3. Education and Recreation Committee – there are many activities planned over the next few weeks

4. Finance Committee – no report

5. Long Range Planning Committee –

Motion: Approve Lesley McGrew to the LRP committee
Made by: Steve Smalley
Second: Betty Robinson
Action: Approved 4-0

6. Resource, Conservation and Beautification Committee -

Motion: Approve Jim Nichols to the RCB committee
Made by: Christine Osborne
Second: John Kinney
Action: Approved 4-0

7. Nominating Committee – Christine Osborne will ask if Joe Brawner would like to serve as committee chair and bring it back to the next meeting.

11. Executive Director’s Report

- The Association Center is nearly complete; awaiting a few final punch list items to be completed before the final payment is made to the contractor.
- Currently, Dora is managing 95 violations – ARC, trees and Final Inspections; approximately 12 violations where the builder sold the property to a new owner without a Final Inspection.

12. Adjournment – the meeting adjourned at 3:20

Motion: Adjourn the meeting at 3:20 pm
Made by: Christine Osborne
Second: Betty Robinson
Action: Approved 4-0