

# Bald Head Association Board of Directors Meeting

## Public Session Minutes

Friday, September 27, 2024

BHA Association Center

Meeting held electronically via Zoom Webinar.

**Board Members present via Zoom:** Paul Carey, Steve Smalley, Joe Brawner, John Kinney, Christine Osborne, Betty Robinson

**Board Members absent: 0**

**Staff present:** Russ Curtis, Leigh Ann Fink (partial), Dora Richey, Kim Bandera, Katie Venable

**Speaking Guests:** Florence Anne McLeod, Kevin Arata, Ann Berry, Dick Johnston, Ann Nichols, Brent Belch, Rick Nelson

**1. Call to Order/Approval of the Agenda** - President Christine Osborne called the meeting to order at 9:30am.

**Motion:** Approve amended agenda  
**Made by:** Christine Osborne  
**Second:** Betty Robinson  
**Action:** Approved 6-0

**2.a Approval of August 23, 2024, Minutes** – Members were provided with the consent agenda prior to the meeting, but were led to approve each action singular.

**Motion:** Approve the Minutes  
**Made by:** John Kinney  
**Second:** Paul Carey  
**Action:** Approved 6-0

**2.b Approval of Minute of Action September 8, 2024-**

**Motion:** Approve the Minutes  
**Made by:** Paul Carey  
**Second:** Steve Smalley  
**Action:** Approved 6-0

**2.c Approval of Management Report and Dog Park Lease-**

**Motion:** Approve the Two Items  
**Made by:** John Kinney  
**Second:** Betty Robinson  
**Action:** Approved 6-0

**3. All Public Session Meetings to be Recorded-** All public sessions of the monthly Board meetings will be recorded and made available to members.

**Motion:** Approve all future public meetings to be recorded and to provide member access to recordings.

**Made by:** John Kinney

**Second:** Betty Robinson

**Action:** Approved 5-1

**4. Member Comments-** The following members made public comments.

1. Florence Anne McLeod read her statement of concern for the actions of the Board members and multiple staff leaving employment. She wished for clarification from the Board on the situation.

2. Kevin Arata is concerned about transparency. How was the new interim executive director chosen? He is concerned about the treatment of BHA staff.

3. Ann Berry is concerned about many staff members leaving BHA. Communication and respect are a concern for her. Christine Osborn finished reading Ann’s statement as her power went out and she was disconnected from the meeting.

4. Dick Johnston is concerned over the treatment of BHA staff and BHA volunteers. How does the Board intend to address this?

5. Ann Nichols thanked the Board for their service to the HOA, but requests for more transparency as she believes several employees, including long-term employees, leaving, is a sign of trouble in the organization.

6. Brent Belch doesn’t feel the BHA including the ARC is needed any longer.

7. Rick Nelson stated he feels there was unnecessary growth of the BHA and claims the executive director with held information that was requested.

8. Christine Osborn read a question from member Mark Prak who asked why are so many BHA employees quitting their jobs.

Additionally, John Kinney stated there were demeaning comments and some members on the Board allowed contractors to berate staff; Christine Osborne denied any mistreatment of the employees. Joe Brawner stated he spoke with one former employee who did not mention any mistreatment. Paul Carey stated that he doesn’t know of any interactions with harassing conduct. Smally stated level of discourse needed to elevate and get away from personal attacks.

**5. Nominating Committee- Steve Smalley-** The nominating committee voted to nominate these 3 individuals to fill next year’s 2 Board member slots- William Bourne, Dereck Crump, and Vikki Lonker.

**6. Requested Board Actions**

**a. Approve Updated Owner’s Agreement-** Modify Property agreement to inform buyers that if they do not see a “acknowledgement of satisfaction, following completion of property owners’ obligations” that a final inspection is still open on that property in regard to the ARC.

**Motion:** Approve Updated Owner’s Agreement

**Made by:** John Kinney

**Second:** Paul Carey

**Action:** Approved 6-0

**b. Date Change for December Board Meeting-**Change the Board meeting to December 20, 2024 – All Agreed. Paul Carey mentioned they may need an earlier meeting to approve the budget.

**Motion:** Approve Board Meeting date of December 20, 2024  
**Made by:** John Kinney  
**Second:** Steve Smalley  
**Action:** Approved 6-0

**7. Monthly Financials-** Leigh Ann Fink presented the financials for August 2024

**8. Introduce Katie Venable as Administrative Assistant**

**9. Introduce Russ Curtis as Interim Executive Director-** Russ gave his director’s report.

**10. BHI Ferry Transportation Update Docket A-41, SUB 23 –** Steve Smalley reported that the schedule change will happen for the Ferries. This will include moving the afternoon passenger ferry from a half hour to a 45-minute schedule. The change is likely to start in November or December of 2024. Official effective dates are still to be determined.

**11. Project Reforest – John Kinney-** Jim Nichols has tentatively agreed to run Project Reforest. Jim would like to look at the plan before agreeing to run this project.

**12. Quorum Requirements for Meetings-** Paul Carey- Brings up that it should be researched for quorum requirements. John Kinney states we need an attorney to advise the Board.

**11. Adjournment –** The meeting adjourned at 11:02 am.

**Motion:** Adjourn at 11:02am  
**Made by:** Paul Carey  
**Second:** Betty Robinson  
**Action:** Approved 6-0