

# Bald Head Association Board of Directors Meeting

## Public Session Minutes

January 24, 2025

9:30am

Held Via Zoom

**Board members present:** Christine Osborne, Beety Robinson, Paul Carey, John Kinney, Steve Smalley, Joe Brawner

**Board members absent:**

**Staff present:** Russ Curtis, Dora Richey

1. **Call to Order/Approval of the Agenda-** Christine Osborne called the meeting to order at 9:31am.
2. **Approval of the Consent Agenda-** Members were provided with the consent agenda prior to the meeting.

**Motion:** To approve the entire consent agenda.  
**Made by:** Betty Robinson  
**Second:** Joe Brawner  
**Action:** 6-0

3. **Member's Comments-** No member comments at this time.

John Kinney asked why the end of year financials were not on the agenda. Russ Curtis explained that Leigh Ann is currently reviewing the final end of year financials, and they will be made available soon.

4. **Directors Report-** Russ Curtis reported that there was some heavy anticipation with the ARC Guideline simplification, the BHA had to deal with a partner's error through Enumerate that caused the membership some confusion, the reserve study is due to be refreshed in 2025, and mentioned the probable switch from a hybrid annual meeting to just an online one due to poor weather conditions. On a positive note, he mentioned the annual speakers and educations that will be lined up for the annual meeting, the pending election of two new Board members, new applications for committee rotations, and the search for a new executive director is almost finished.
5. **ARC Language Change-** Terry Steelman presented a plan approved by the ARC to change some of the language of the Design Guidelines to help architects, designers, and builders work better within the 40/60 rule of disturbance. Paul Carey asked if this proposal needs to be brought before the membership for review and Terry stated it does not. Betty Robinson motioned to approve this proposal and Steve Smalley seconded the motion. While all approved, Paul Carey noted he thought it was not appropriate to make this change without the input from the property owners.

**Motion:** Approve the ARC's language change concerning the 40/60 rule in the Design Guidelines.  
**Made by:** Betty Robinson  
**Second:** Steve Smalley  
**Action:** 6-0

Christine Osborne thanks Terry Steelman for all the work and time he has given to BHA and she is truly grateful.

6. **Annual Meeting-** Christine Osborne announced that the Smith Island Social will be postponed due to the inclement weather. Russ Curtis stated that the special speakers for the annual meeting will still do their presentations via zoom. Both touched on the concerns of making sure everyone's proxies were collected despite the storm.

#### 7. **Adjournment-**

**Motion:** To adjourn the meeting.  
**Made by:** Christine Osborne  
**Second:** Betty Robinson  
**Action:** 6-0