

Bald Head Association Board of Directors Meeting

Public Session Minutes

February 28, 2025

8:30am

Held Via Zoom and in person

Board members present: Christine Osborne, Betty Robinson, Paul Carey, Vickie Lonker, Steve Smalley, Derek Crump

Board members absent:

Staff present: Russ Curtis, Dora Richey, Leigh Ann Fink, Pam Rainey

1. **Call to Order/Approval of the Agenda-** Christine Osborne called the meeting to order at 8:34am.
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: Paul Carey
Second: Betty Robinson
Action: 6-0

3. **Member's Comments-** Barbara Grant (FBKR President)- 9:25am – suggested stating the process in the Tree section on the website to help homeowners. She requested Pam Rainey to walk around the FBKR community for tree inspections if they could schedule a time. Barbara Grant also stated, "We're excited for another year to be working in tandem with BHA".
4. **Directors Report-** Russ Curtis reported on Red flags- Need to improve certain ARC processes, Corporate transparency act confusion on compliance, the need to consider changing fiscal year in 2026(March), and to refresh the reserve study. He then reported on Green Flags- Positive reaction to the ARC guidelines language change, Board Retreat on March 4th, Doug Jones, new ED arrival, and recent educational conference leadership lessons.
5. **Financials-** Leigh Ann Fink read the financials and answered Board inquires.
6. **Tree Inspections-** Pam Rainey spoke on the BHA tree inspection process. After explaining the process and noting that the last Board member to advise her on this was off the Board, the Board stated that she would continue her current process and if she needed a Board member to refer to the Board liaison for the RCB committee.
7. **Adjournment- 9:30am**

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