

# Bald Head Association Board of Directors Meeting

## Public Session Minutes

March 27, 2026

8:30am

Held Via Zoom and in person

**Board members present:** Christine Osborne, Bob Carter, Derek Crump, Steve Smalley, Vickie Lonker, Betty Robinson

**Board members absent:**

**Members Present:** Tiffany Williams, David Wray, Anne Berry

**Staff Present:** Doug Jones- Executive Director, Dora Richey - Assistant Director, Leigh Ann Fink  
- Book Keeper

**1. Call to Order/Approval of the Agenda-** Christine Osborne called the meeting to order at 8:33 am. All Board members present, but Betty Robinson

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

**Motion:** Approval of consent agenda

**Made by:** Bob Carter

**Second:** Steve Smalley

**Action:** 5-0 – Approved

*Betty Robinson entered meeting at 8:44am*

**3. Director's Report-** The Board received the Executive Director's presentation which included updates on 2026 committee appointments, recognition to the committee chairs for all their hard work and operational goals across the Architectural Review, Finance, Long-Range Planning, and Education & Recreation Committees. Financial and operational updates were provided, including the completed transition to Vantaca, year-end unaudited financial results, ongoing reserve project planning, and current CPA audit procurement efforts.

**4. Financial Report –** Leigh Ann Fink, Bookkeeper, reported on a recap of 2025 financials. She continued with the February report ran from the new management software. Staff will prepare an executive summary for financial packets moving forward.

**5. Members' Comments-** There were no member comments.

**6. Adjournment- 10:11 am**

**Motion:** To adjourn the meeting.  
**Made by:** Christine Osborne  
**Second:** Vickie Lonker  
**Action:** 6-0 - Approved