



BALD HEAD ASSOCIATION 2024 ANNUAL MEETING

Saturday, January 27, 2024 – 9am

Public Safety Building – 273 Edward Teach
Extension

Meeting held in person and Zoom Webinar

Board Members Present: Alan Briggs, President
Christine Osborne, Vice President
Robert Drumheller, Secretary/Treasurer
Paul Carey, Asst. Secretary/Treasurer
Joe Brawner, Board Member
John Kinney, Board member

CALL TO ORDER: President Alan Briggs welcomed the members and thanked everyone for attending the Annual Meeting in person and on Zoom Webinar. He introduced the Board members who were present and relayed information about each of the staff members and their respective responsibilities.

PROOF OF QUORUM: Secretary/Treasurer Robert Drumheller announced that 150 members or proxies would constitute a quorum (Per Article III, Section IV of the Bylaws: “Section 4. Quorum. At the annual meetings and all special meetings, the presence of one hundred (150) members entitled to cast, or of proxies entitled to cast votes, shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration or these Bylaws.”) and that 491 proxies had been received by the deadline, representing 620 votes which more than satisfied the requirement and constituted 26% of the membership. That number did not include any ballots voted in person and electronically during the meeting.

APPROVAL OF MINUTES: Alan Briggs made a motion to approve the 2023 Annual Meeting minutes, which had been posted on the website for review prior to the meeting.

Motion by: Alan Briggs
Seconded by: John Kinney
Motion carried unanimously

RECOGNITION OF NOMINATING COMMITTEE:

Alan Briggs recognized the work of the Nominating Committee for its successful efforts. This year’s committee consisted of Joe Brawner, chair; Rick Nelson, Robbie Nixon, Claude Pope, and Kirby Ward.

INTRODUCTION OF CANDIDATES: Alan Briggs introduced the candidates: Michael Bumarch, Bob Keiger, Chris Parrish, Betty Robinson and Steve Smalley.

CALL FOR ELECTION: Alan offered a procedural reminder on the election process: The Annual Meeting packet was mailed to members in mid-December 2023 as required by the Bylaws. Online voting was available through Wednesday of the prior week. Proxies of members who previously mailed their proxies or voted online were already counted. Members who wished to vote during the meeting in person were given a ballot and those online were required to complete a ballot that was available online until 10am.

Alan thanked Diane Mesaris and Laurie Jelinek for serving as the Teller Committee to count the votes for the election. He then announced the election would close at 10am.

CLOSE OF ELECTION: Alan closed the election at 10am.

BHA ACCOMPLISHMENTS: Board members then provided an overview of the Association's 2023 accomplishments.

- Alan Briggs reported that BHA currently comprises 1,886 properties with 1,219 of those built upon. He listed the responsibilities with which BHA is charged as part of the organization's Articles of Incorporation: Administer and enforce architectural review guidelines; own and manage the Common Area; provide recreational services/facilities for members/ communicate activities/decisions of interest to members; and promote the health, safety and welfare of members.
- John Kinney reported that one of BHA's main tasks is the responsibility of overseeing the architectural review process. He noted there had been over 406 submittals reviewed, with 93 of them being new construction projects that were approved. The ARC Committee and Staff managed countless paint color requests and reviewed hundreds of requests for tree trimming and removal. BHA also provides ARC coordination for the Harbour Association and for Middle Island Property Owners' Association on a contract basis.
- Alan Briggs described the many ways BHA manages the Common Area it owns, as well as the managing all aspects of the three communities of Keeper's Landing, Surfman's Walk and Sumner's Crescent, six additional neighborhoods (Braemar, Cedar Court, Muscadine Grove, Loggerhead, Palm Court and Palmetto Cove) and the 13 alleys located in the Island's East End. He reviewed maps that show the locations of the Common Area BHA owns and manages across the Island.

- Christine Osborne stated that the Association Center held 292 activities through November 10, 2023. BHA continued to provide educational and recreational activities for members through the Educational and Recreational (ER) Committee.
- Carrie Moffett described the various communication modes to the property owners throughout the year including 12 monthly *Island Reports*, 52 BHA Compass email bulletins, five informational meetings: 2 BHI Transportation System’s introduction of its electronic ticketing and reservation system, an Insurance Information Session and Village of BHI council Candidate forum along with a BHA Board candidate forum.
- Carrie Moffett discussed BHA’s efforts to promote the health, safety and welfare of both full- and part-time residents by helping them navigate the ins and outs of property ownership on BHI. In 2023, BHA distributed 159 Welcome Packages to new property owners and utilized the “BHI Basics” for informing property owners and visitors about Bald Head Island essentials.
- Alan Briggs highlighted BHA’s efforts to enforce its Covenants as required by the governing documents, with a focus on helping property owners bring their homes in compliance with Community Wide Standards.
- Robert Drumheller stated the Board’s philosophy regarding stewardship of the organization’s finances and reviewed the organization’s financial position, including a review of recent years’ annual dues and budgets and the reserves for maintenance and repair of assets BHA manages.

Each of the Board members provided an update on the 2023 activities of their respective assigned committees: John Kinney and Christine Osborne – Architectural Review Committee, John Kinney - Resource Conservation and Beautification Committee, Joe Brawner - Community Wide Standards and Nominating Committee; Robert Drumheller and Paul Carey – Finance Committee, Christine Osborne – Education and Recreation; Alan Briggs – Strategic Planning and Long-Range Projects.

RECOGNITION OF OUT-GOING COMMITTEE MEMBERS: Alan Briggs thanked the members for their hard work and dedication throughout the year and asked for volunteers for the coming year. He recognized those whose 3-year terms had expired:

Architectural Review Committee: Kathy Newman, Jan Triplett

CWS Committee: Sandi Riegert, Elisa Roels

Education and Recreation Committee: Debi Byrd, Betsi Stephen

Finance Committee: Mark Chilton

Long-Range Projects Committee: Courtney Callihan, Victoria Lonker, Walter McNairy, Scott Thomas

Resource Conservation and Beautification Committee: Sean Callihan,
Lindsey Owing-Zeman

ORGANIZATIONAL REPORTS: Various on-Island organizations were invited to speak about their challenges and successes during the previous year. Speakers were given 5-10 minutes each to present their respective reports. Speakers included:

- Hon. Peter Quinn, Mayor, Village of BHI
- Chris Webb, Executive Director, Old Baldy Foundation
- Kevin Arata, Board Member, Village Chapel of BHI
- Chad Paul, CEO, BHI Limited
- Cam McIntyre, President, Public Service Auxiliary
- Chris Shank, Executive Director, BHI Conservancy/Smith Island Land Trust
- David Sawyer, CEO, BHI and Shoals Clubs

QUESTIONS/MEMBER COMMENTS Members were given an opportunity to ask questions of all presenters. There were no questions from the membership.

ELECTION RESULTS: Alan Briggs announced and welcomed Betty Robinson and Steve Smalley to the Board.

ANNOUNCEMENT OF THE 2023 BHA BOARD OF DIRECTORS:

- Joe Brawner
- Paul Carey
- John Kinney
- Christine Osborne
- Betty Robinson
- Steve Smalley

RECOGNITION OF DEPARTING BOARD MEMBER: On behalf of the Board, Christine Osborne thanked Alan Briggs and Robert Drumheller for their service to BHA and revealed that a live oak tree would be planted in recognition of their contributions.

ADJOURNMENT:

Motion by: Alan Briggs

Seconded by: John Kinney

Motion carried unanimously

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