

Bald Head Association Board of Directors Meeting

Public Session Minutes

Friday, August 23, 2024

BHA Association Center

Meeting held in person and electronically via Zoom Webinar.

Board members present: Joe Brawner, John Kinney, Christine Osborne, Betty Robinson

Board Members present via Zoom: Paul Carey (partial), Steve Smalley (partial)

Board Members absent:

Staff present: Carrie Moffett, Mary Anne Arata, Leigh Ann Fink (partial)

Guests: Diane Mesaris, Bill Borne, Lee Pridgen, Robert Drumheller, Dixon McLeod

1. Call to Order/Approval of the Agenda - President Christine Osborne called the meeting to order at 9:37 am.

Motion: Approve amended agenda with nomination committee as item #7
Made by: Christine Osborne
Second: Betty Robinson
Action: Approved 5-0

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

Motion: Approve the consent agenda
Made by: John Kinney
Second: Paul Carey
Action: Approved 5-0

3. Member Comments –

1. Diane Mesaris stated her concerns: BHA lack of commitment to the staff, feels that there is favoritism shown to contractors and builders, read the mission statement and asked if the BHA was considering management companies such as CAMS.
2. Bill Bourne stated he was on the ARC for 6 and is concerned that while the Guidelines have not changed the designers and builders have and the ARC needs the Board's support.
3. Dixon McLeod stated he feels it is the ARC vs the builders and the ARC is bound by the Design Guidelines. He stated the Board needs to commit themselves to support the ARC.

Steve Smalley entered the meeting via zoom at 10:18am.

4. Monthly Financials for 2024 – Leigh Ann Fink presented July financials

Old Business

5. BHI Ferry Transportation Update Docket A-41, SUB 23 – Steve Smalley reported that a meeting was held last week at Bolivia where U.C. staff had their public testimony heard.

6. Builder’s Meeting Report- Christine Osborne reported that the builder’s meeting was a great conversation with the builders, and they were excited about being heard. She plans to continue to have these meetings, possibly every quarter or at least once a year. Betty requested that all the Board members watch the recording of the meeting.

7. Nominating Committee Update-The committee met twice and discussed potential candidates and had at least three. Betty Robinson said that there needs to be a communications person to promote and get more candidates. This will be discussed at next month’s meeting.

New Business

8. Request Board Action-

8.a Commercial use of Surfman’s Walk Gazebo-Carrie Moffett stated that a commercial company wished to use the gazebo at Surfman’s Walk which is only used for residential needs within the neighborhood. After discussion it was decided that commercial use would not be appropriate due to the lack of parking and public restrooms.

- Motion:** Modify the policy to not allow commercial use.
- Made by:** Christine Osborne
- Second:** Betty Robinson
- Action:** Approved 6-0

Paul Carey left the meeting

8.b Committee Addition- Kris Riley resigned from the ER committee and Betsi Stephen has volunteered.

- Motion:** Approve Betsi Stephen as ER committee chair.
- Made by:** Betty Robinson
- Second:** John Kinney
- Action:** Approved 4-1

8.c Communications Manager Position- Last month the position was filled internally. Carrie Moffett sent an email to Board members and email was not unanimously approved.

- Motion:** Approve Kim Bandera (internal hire) as Communications Manager and to advertise for an ARC specialist.
- Made by:** John Kinney
- Second:** Christine Osborne 2
- Action:** Approved 4-1

9. Harbor/Middle Island Contracts- Christine Osborne shared about the meeting with Middle Island President and there is a Harbor meeting in September. BHA has a contract with both for the next few years where BHA helps with their ARC process and keeps the review fees. BHA does not do compliance for either community.

It was suggested that BHA charges by the hour when the Harbor enters legal issues with a homeowner and many extra hours are put in outside of the normal ARC process.

Steve Smalley left the meeting.

10. Executive Director’s Report – Carrie Moffett shared the following items:

1. ARC Reports- 361 Submittal so far for the year. There were 400 total for last year. There are 19 new homes being built.
2. Common Area- Pam Rainey is working on the RFP for landscaping contracts for the September meeting and neighborhood signs.
3. ARC Administrative Assistant – Candidate may be given an offer letter next week.
4. Association Center- The center’s restoration still needs to be completed. BHA is holding a small amount of the balance owed to contractor till granite counter is completed.

Motion: Pay the rest of balance when final punch list item is complete.
Made by: John Kinney
Second: Betty Robinson
Action: Approved 4-0

11. Adjournment – The meeting adjourned at 11:53am.

Motion: Adjourn at 11:53am
Made by: Christine Osborne
Second: John Kinney
Action: Approved 4-0