

Bald Head Association Board of Directors Meeting

Public Session Minutes

Friday, October 25, 2024

BHA Association Center

Meeting held in person and electronically via Zoom Webinar.

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

Board Members present via Zoom: Paul Carey, Steve Smalley, Joe Brawner

Board Members absent:

Staff present: Russ Curtis, Dora Richey, Leigh Ann Fink (partial)

Guests in person: Pat Johnston, Rick Nelson, Dick Johnston

1. Call to Order/Approval of the Agenda - President Christine Osborne called the meeting to order at 9:30 am.

Motion: Approve agenda
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: Betty Robinson
Second: John Kinney
Action: Approved 5-0

Joe Brawner entered the meeting at 9:33am.

3. Member Comments –

Dick Johnston asked what was the plan for handling the election for Board candidates this year. Christine Osbrone stated that this meeting would have some of those details announced and discussed.

4. Director's Report – Russ Curtis, interim executive director, reported that while there are still selective staff vacancies, incomplete submittals to the ARC, opportunity for customer service, and changes in the ferry schedule; he also reported on the great team work of the staff, the internal promotion of Dora Richey to assistant director, the collaboration of the team for the 2025 budget, and a search firm to begin the process next week of finding a permanent executive director.

5. ARC- 6-Foot Rule- Christine Osborne read a letter from Robert Drumheller and opened up the

floor for discussion. Joe Brawner and John Kinney both confirmed that the rule has been in place for several years and at times there was allowed exception to the rule with restoration landscaping. The conclusion is that this rule is now more of an issue due to the lots that are left on the island to build on are smaller than the lots of the previous years. Paul Carey and Terry Steelman both state that the language of the Design Guidelines needs to be clarified a little better and that it may need to be better defined for smaller lots.

- 6. ARC Changes-** Terry Steelman proposed that the ARC change its meeting schedule to accommodate the transition in staff and to prioritize the complete submittals to the ARC. The new ARC schedule would be as follows: Section A- 12/6/24, 2/7/24 and Section B – 11/15/24, 1/17/25, 3/21/24. He mentioned focused educational sessions at the beginning of the year for the builders as well as orientational sessions for new builders. Christine Osborne thanked Terry for all the time and effort he gives to BHA. Multiple Board members and Terry agreed that when the staff are in place and trained, the Design Guidelines should be addressed with a clean rewrite.

Motion: Approve the new ARC schedule through March of 2025
Made by: Betty Robinson
Second: John Kinney
Action: Approved 6-0

Paul Carey requested moving forward if a vote is not unanimous to mention who voted for and against.

- 7. Monthly Financials for September 2024 – Leigh Ann Fink**

Paul Carey thanked Leigh Ann Fink and Russ Curtis for all their efforts towards the 2025 budget.

Old Business

- 8. BHI Ferry Transportation Update Docket A-41, SUB 23 – Steve Smalley** reported that the ferry schedule will be changing. The ferry schedule is pending approval before a set date for schedule change. The icard system is ending.

New Business

- 9. Prorated Assessments-** Russ Curtis proposed prorated assessments for the difference between an unimproved lot and an improved lot when the CO is issued as opposed to waiting until the first of the year.

October 25, 2024 – Public Session Minutes

Motion: Approve prorated assessments for improved lots starting in 2025
Made by: Betty Robinson
Second: Paul Carey
Action: Approved 6-0

10. Election Schedule- It was discussed that in addition to the first round of questions sent to the candidates there should be a second round of questions sent out. The Board after discussion agreed that while there should be a candidate event, they would wish it to be different than the previous year and would further discuss what that would look like. John Kinney suggested that the Board vote on the material fact of having the event so that the details could start to be planned as opposed to waiting until the November meeting.

Motion: Approve that there should be a candidate event
Made by: Betty Robinson
Second: John Kinney
Action: Approved 5-1 (Paul Carey voted no as he would like to postpone the decision)

11. Annual Meeting- It was discussed that the staff and the Board will need to start focusing on the annual meeting which is scheduled for January 25, 2025. Christine Osborne stated that all the slides from presenters will be due to BHA staff no later than a week prior to the event.

12. Adjournment- The meeting adjourned at 11:06am

Motion: Adjourn at 11:06am
Made by: Betty Robinson
Second: John Kinney
Action: Approved 6-0