

Bald Head Association Board of Directors Meeting

Public Session Minutes

May 24, 2024

BHA Association Center

Meeting held in person and electronically via Zoom Webinar.

Board members present: Paul Carey, John Kinney, Christine Osborne, Betty Robinson, Steve Smalley

Board Members present via Zoom: Joe Brawner

Staff present: Carrie Moffett, Leigh Ann Fink, (partial), Pam Henson, Dora Richey

Guests: Jason Ainsworth, Kevin Arata, Kenny Cooper

1. Call to Order/Approval of the Agenda - President Christine Osborne called the meeting to order at 10:08 am.

Motion: Approve the agenda

Made by: Christine Osborne

Second: Steve Smalley

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: Christine Osborne

Second: Betty Robinson

Action: Approved 5-0

Joe Brawner joined the meeting at 10:28 am.

3. Preliminary Review for L-215 at 2 Coots Court – Jason Ainsworth spoke on behalf of his business partner Kenny Cooper and his designer Ryan Fortin about ARC's designation of their Preliminary submittal for L-215 at 2 Coots Court as incomplete based on the 60-40% rule, which precluded the submittal from being reviewed unless changes are made. It was decided that this item be moved to Executive Session for consideration.

4. Member Comments- Kevin Arata spoke about the personal conduct of guests and Board members during Board meetings.

5. Requested Board Actions-

a. Nominating Committee Chair

Motion: Approve Steve Smalley as Chair of the Nominating Committee

Made by: Christine Osborne

Second: John Kinney

Action: Approved 6-0

b. ER committee member approval

Motion: Approve Elisa Roels for the ER committee
Made by: Christine Osborne
Second: Steve Smalley
Action: Approved 6-0

6. Monthly Financials for April 2024 – Leigh Ann presented the financials

7. BHI Ferry Transportation Update Docket A-41, SUB 23 – Steve Smalley updated the Board on the approved motion for BHA to intervene in the case.

8. Community Wide Standards review of homes- Joe Brawner sought direction from the Board on how to handle older homes without plans to enforce Community Wide Standards with these homes. Carrie Moffett said that she would consult with BHA attorney, Andy McVey, for advice on this subject.

9. Committee Reports

1. Architectural Review Committee – John Kinney shared that Terry Steelman will meet with designer, Johnny Schiano, to assist him with designing on Bald Head Island.

2. Community Wide Standards Committee – Joe Brawner stated the CWS committee welcomed two new committee members.

3. Education and Recreation Committee – Betty Robinson reported the committee is seeking new members.

4. Finance Committee – No report

5. Long Range Planning Committee – Steve Smalley requested input from the Board on items that should be covered by the committee for this year.

6. Resource, Conservation and Beautification Committee – No report

7. Nominating Committee – There are currently two candidates for the committee

10. Executive Director’s Report

1. Ferry Transportation meeting – The BHI Club hosted a meeting with many of the island

entities to discuss ferry transportation.

2. Keeper Samuel Brinkman Alley – The Village of BHI accepted the public easement for the alley and, as a result, accepts ongoing maintenance of the alley.

3. There is a scheduled meeting with George Helfrich regarding the costs of Surfman’s Walk.

4. We are currently seeking another bid for the Sumner’s Crescent paver project.

5. There are 15 closings scheduled before June 11th.

11. Adjournment – The meeting adjourned at 12:06 pm.

Motion: Adjourn at 12:06 pm

Made by: Christine Osborne

Second: John Kinney

Action: Approved 6-0