



## **Minutes of the Meeting of the Board of Directors November 26, 2017**

### **Call to Order**

The meeting, held at 1 Dogwood Ridge Lane, was called to order at 10:00 am. In attendance were: Lynn Barnard, Lou Anne Brown, Rex Cowdry, Fred Craig, Brian Johnson, and Alan Reyner in person and Jeff Alpert, Shawn Smith, and Cooper Young by telephone.

### **Consent Agenda**

The proposed agenda for the meeting was **ADOPTED**. The minutes of the November 20, 2017 meeting, as amended, were **APPROVED**.

### **Revised Questions for the Village**

The proposed cover letter and revised/reordered questions were discussed. The cover letter was amended to clarify that “we can move forward” means “we can move forward with the vote [on paving and conveying the roads to the Village].” The question about sight lines on the roads was substantially changed to emphasize safety issues relating to line of sight, curve radius, and grade that may pose safety issues, particularly at the higher speeds associated with paved roads. Additional minor corrections not affecting content were approved. It was **MOVED and unanimously APPROVED** that:

The letter and questions, as revised, are approved for conveyance to the Village. The Secretary is authorized to make further minor editorial changes clarifying meaning and correcting grammar. The Secretary will revise the letter and questions and circulate a copy to the Board for a final, post-approval review.

### **Proposal to Replace Mechanical Locks and Keys with Magnetic Locks and Proximity Cards**

The rationale for the proposal, first approved by the Board in November 2015 and never implemented, to replace mechanical locks at the beach access and the Bald Head Creek Dock with magnetic locks activated by proximity card readers was discussed at length, including question of cost, equipment reliability, and operational concerns relating to equipment failure and prox card management. The sense of the Board was to proceed with a revised proposal to the Board to be considered at a future meeting.

### **Follow-up from the Annual Meeting**

Term limits for chairs of committees were mentioned at the Annual Meeting of the membership. Assuming the proposed amendment to the By-Laws establishing annual elections of the Association officers is adopted, officers will be elected and Committee Chairs appointed at each Annual Meeting of the Board. The Board **unanimously ADOPTED the following POLICY:**

**The term of a committee Chair** shall expire at the end of the next Annual Meeting of the Board after appointment. Beginning on the date this policy is adopted, a Chair may not serve more than two consecutive terms.

A property owner suggested changing our dues structure to eliminate beach/forest differences. The Board is in agreement that this issue should be postponed until after the voting on the paving and dedication of the roads.

The question of whether there will be a single vote encompassing both conveyance of the roads (requiring an 80% vote of all lots) and a special assessment for paving (requiring a 2/3 vote of forest lots) or a sequence of separate votes was discussed. We will examine the feasibility of including a number of issues on a single ballot this Spring, when the voting method will also be decided.

### **Financing paving with a loan rather than a special assessment**

Several issues regarding the use of a loan backed by a revenue pledge by the Association were examined, including whether the annual P&I payments for a loan would be treated as successive annual special assessments, and whether the revenue from all lots could be pledged to secure a loan for the primary benefit of the forest lots. These will be addressed when we have more information about the loan terms and conditions. The question of whether loan payments would raise the dues more than 5% in a year was mentioned as an issue, but the likelihood of offsetting savings was noted.

### **ARC Update**

Likely changes in the operation of the Middle Island ARC if the Board approves a new agreement with the Bald Head Association were discussed.

**ACTION:** The Board unanimously approved an invitation to Ronnie Willis to serve as a member of the Middle Island ARC.

### **Personnel issues**

A variety of issues were discussed, and a pay comparison analysis for our Property Manager was presented. Because of uncertainty about the exact terms of his employment, Lynn, Jeff, and Rex will develop an agreement that clarifies his pay, his paid vacation (2 weeks annually), his work week, and flex time arrangements. Board members offered broad praise of his work ethic, attitude, and skills.

It was **MOVED and UNANIMOUSLY ADOPTED** that:

The Association will provide a holiday bonus of one week's pay based on his excellent work overall, but specifically his road work, his work on the beach access planks and stairs, and his excellent repair of the eroding berm at 10 East Beach Drive.

In addition, the Board will send a note to property owners mentioning the Association's bonus, but also noting that some owners had requested his address so they might recognize specific work he has done.

### **Signage**

There was agreement that decisions about changing signage at the entrance to mirror signage at other private communities on Bald Head Island would be postponed until decisions about the roads are made.

### **Adjournment**

The meeting was adjourned at 11:30 pm.