



Minutes of the Meeting of the Board of Directors January 8, 2018

Call to Order

The meeting, held at 1 Dogwood Ridge Lane, was called to order at 5:05 pm. In attendance were: Jeff Alpert, Lynn Barnard, Lou Anne Brown, Rex Cowdry, Fred Craig, Brian Johnson, and Alan Reyner in person and Rex Cowdry, Shawn Smith, and Cooper Young by telephone. Other property owners in attendance included Suzie Anderson and Elaine Bennett.

Consent Agenda

The proposed agenda for the meeting was **ADOPTED**. The minutes of the November 26, 2017 meeting were **AMENDED** to include a statement that decisions on entrance signage would be deferred until the vote on the roads is held and were then **APPROVED AS AMENDED**.

Landscaping Working Group

Elaine Bennett thanked the property owners who helped assure that the entrance landscaping became well established, particularly Tom Manley who allowed the use of his spigot for the watering hose. The Board in turn expressed its appreciation for Elaine's efforts designing and planting the landscaping.

Finance Committee

The end-of-year balance sheet was presented. Two related motions were considered.

- A motion to move reserve funds from the Operating Account to the Reserve Account, at the discretion of the Finance Committee, was **APPROVED**.
- A motion was made to establish as policy our existing practice of applying end-of-year operating surpluses 50% to general reserve account and 50% as a credit to property owners against the following year's assessment. After discussion, there was agreement that it is a wise practice but that the Board (and Association members at the budget meeting) should make that decision each year. The motion was **WITHDRAWN**.

The Finance Committee plans to meet in early February to consider issues regarding any loan that might later be approved in order to pave the Middle Island gravel roads.

Infrastructure Committee

The Gravel Road Working Group discussed its plans to test various maintenance strategies for the gravel roads this winter and spring. A final project proposal will be presented to the Board before beginning work.

The Paved Roads Working Group has not yet received a response from the Village but expects one before the next Board meeting. Fred Craig is taking the lead on costing out the paving options. A presentation should be ready for the Infrastructure Committee by late January. The Finance Committee will then be able to model the impact of various options on operating costs, reserve contributions, annual contributions to reserves, and special assessments for presentation to the Board. potential loanproposed cover letter and revised/reordered questions were discussed.

Cape Creek Dock and Ramp Working Group reported that the CAMA permit was expected shortly, with a proviso that there be no vinyl or riprap at the foot of the ramp. Two engineering quotes have been received.

The final proposal for the access control system was presented. A motion to approve the proposal and expenditures of up to \$4200 was APPROVED.

There was further discussion of the likely Village response to the questions from MIPOA's Paved Roads Working Group. The Village Manager noted that the Village staff could not answer any of the questions about what variances the Council might allow, and the Council had previously expressed a preference for MIPOA to determine the wishes of the property owners in regard to dedication of the roads before discussing any variances they might approve. We hope, nonetheless, to get information about previous Council decisions that might help guide us.

Nominating Committee

Issues regarding membership on the Nominating Committee were discussed. The matter was **REFERRED** to the Executive Committee for further discussion and a recommendation.

Personnel

The Board noted the high level of satisfaction with David Ward's work and discussed issues related to the conditions of his employment, his compensation, and our supervision of his work. Wage comparisons were reviewed, and David's request for changes in salary and/or benefits was discussed. Lynn Barnard and Rex Cowdry will meet with him to discuss the issues further.

Lessons learned from the recent ice storm

The substantial damage to trees throughout Bald Head Island – worse than the damage from recent hurricanes - was noted, as was David Ward's excellent work clearing Middle Island roads rapidly after the storm – more rapidly than many roads on the rest of the island. The Board noted that a key to the Boat House could not be located in David's absence and discussed ways to assure that designated Board members have access to the Association's amenities and equipment at all times. Concerns were expressed that Middle Island's location and private status may result in a low priority

for certain Village services such a yard waste/storm debris pickup after storms. Brian Johnson, Jeff Alpert, Fred Craig, and Lou Anne Brown will serve as a committee to identify lessons learned from the storm.

Adjournment

The meeting was adjourned at 6:17 pm.