

**Briar Chapel Community Association
2022 Budget Ratification and 2021 Annual Meeting of Members
Minutes**

I. Call to Order.

- Meeting was called to order November 10, 2021 at 6:00 p.m. by Tom Speer, President. The meeting was held by teleconference because of COVID-19 restrictions.
- Board Members present:
 - Jennifer Drake, Vice President
 - Jerry Cole, Secretary
 - Cathy Washburn, Treasurer
 - Vonzell Jones, Director
- Management Represented by:
 - Edward Simpkins, General Manager
 - Jennifer Brymer, Community Manager
- HOA Legal Counsel
 - Hope Carmichael, Jordan Price Law Firm, HOA General Counsel
- Finance Committee
 - Perry James, Vice Chair
 - Ron Geary, Member
 - Jorge Fernandez, Member
- Guest
 - Chris Chaffin, Kuester Management Group

II. Opening Remarks

Participants were introduced by the President Speer. Mr. Speer introduced the Board members, members of management, and the BCCA HOA attorney, members of the Finance Committee, and Chris Chaffin, representing the incoming management company, Kuester Management Group.

III. Agenda Review

Tom Speer reviewed the agenda for this evening’s meeting, noting that the 2022 Budget will be presented for ratification, followed by the Annual Meeting of Members, which will include the announcement of the results of the election for three seats on the Board of Directors.

IV. 2021 Budget Presentation and Ratification

Perry James, Vice-chair of the Finance Committee, and Finance Committee members, Ron Geary and Jorge Fernandez presented the 2022 Budget as approved unanimously by the

Board of Directors on September 29,2021 and circulated in advance of this meeting to the membership. It was noted that the general assessment for 2021 would remain at \$135/month.

V. Budget Ratification

Pursuant to the Declaration of Covenants and Bylaws for Briar Chapel and N.C. General Statutes § 47F-3-103(c), the proposed Budget for 2022 is deemed ratified unless 75% of all the owners in the Association rejects the budget. A meeting notice was mailed to all members on October 22, 2021, notifying members of their right to reject the budget by email notification to BCCA@briarchapellife.com prior the start of the meeting on November 10th. As 6:00 pm this evening, no owners have registered their rejection of the budget. Because this falls short of the requisite 75% requirements, the 2022 Budget is deemed ratified, and the corresponding 2022 monthly fee schedule will be effective January 1, 2022.

VI. Annual Meeting of Members

President Tom Speer called the 2021 Annual Meeting of Members to order at 7:06 pm.

- President’s Report
Tom Speer presented his report on the major activities on the past year. He expressed his gratitude to the Board of Directors and the committees for their service over the two years of serving as President of the BCCA.

- Management Report
Edward Simpkins presented the report from management for the previous year.

- Consideration of Minutes of the Annual Meetings of 2018, 2019, and 2020
Approval of the Annual Meeting Minutes from 2018, 2019 and 2020 was achieved with a majority of yes votes for each year.
2018 Minutes - 771 votes in favor
2019 Minutes - 776 votes in favor
2020 Minutes - 786 votes in favor

- Board of Directors Election Results
Edward Simpkins, acting as Teller, described the voting process and the counting of the ballots. All ballots were cast prior to the Annual Meeting and counting was done by Jennifer Brymer and Loretta Caddell, Resident Services Manager. Edward reported that 998 ballots had been received. Of those,10 were rejected for technical reasons. The total number of votes for each candidate were as follows:
Michael Cunningham 517 votes
Jennifer Drake 703 votes
Mark Goodwin 467 votes
Vonzell Jones 440 votes
Liz Rolison 828 votes

Therefore, Michael Cunningham, Jennifer Drake, and Liz Rolison were elected to new two-year terms on the BCCA Board of Directors.

VII. Adjournment

There being no further business, Tom Speer adjourned the meeting.

Jerry Cole, Secretary