

## **Briar Chapel Community Association – It's Time for Change**

We are running on a platform for change because we believe that the Briar Chapel Community Association does not reflect the values that we as residents expect from our community-

Running for the board as a team, we are committed to transparency, financial accountability and listening to and engaging with residents in the decision making process. We want to build a relationship between the Board, our management company and Briar Chapel residents based on mutual respect and an open exchange of information and ideas. As a slate of experienced professionals, we represent a variety of constituencies and offer a variety of educational backgrounds, professional expertise and accomplishments. We are asking the residents of Briar Chapel to come together to support our team of candidates to effect needed change of leadership in our community.

### **Core Principles**

As candidates we are committed to three core principles:

- **Listening to our Residents**  
We believe that a board that listens to its residents can do a better job of aligning with the priorities of its residents. Our residents are intelligent, engaged, and come from a broad set of educational and professional backgrounds. We are committed to learning and hearing from our residents to ensure we have the best information possible before reaching a decision. We are committed to ensuring that all homeowner rights are observed by the board and the management company.
- **Transparency**  
We believe that the board must improve transparency, and provide open, factual information on community issues and options being evaluated, while providing opportunities for resident input and dissent to inform and guide decision-making. Whenever possible, decisions should be made in a public forum where residents who wish to engage can be heard before a decision is reached. We will explain our decisions and the decision making process. If a decision must be made behind closed doors, we will explain why.
- **Community Involvement and Engagement**  
We believe community involvement and engagement are critical. We want to improve and encourage more direct resident input and involvement, by liaising with residents through improved committee processes, better use of technology, and enhanced communication platforms. We would develop and maintain a list of "verified resident experts" for on-call assignments that don't require recurring time commitments. This expansion of out-reach methods would allow us to make consensus-based decisions through resident-driven input to inform and guide the Board.

We believe these principles will guide us toward collaborative, trust-based decision-making that reflects the diverse values and backgrounds of our residents.

With respect,

Liz Rolison  
Mark Goodwin  
Michael Cunningham

## **Key Issues/Objectives**

### **Board meetings:**

- Re-establish public board meetings and modify the format of the meetings to allow greater input and collaboration with residents and greater transparency, professionalism and accountability in the decision-making process of the board.

### **Budgeting/RFPs/Proposals:**

- Review RFP, vendor assessment, and contract renewal policies and processes to ensure they are fair and operate in the best interests of the community.
- Assess the BCCA budget, work with the Finance Committee to fine-tune the budgeting process, allowing greater resident input to question and challenge spending. Our goal is to make it a priority to minimize increases in the HOA fees and rebuild resident confidence in the BCCA's fiduciary responsibility.
- Step back from the TetraTech proposal and investigate less disruptive and costly options for the long-term sustainability and health of Pokeberry Creek and our wetlands, a valuable asset for our community. We need to investigate and understand the root causes of these problems before rushing to costly solutions. We need to ensure that the scope of work is defined by subject matter experts; that the engineering firm is allowed to do an independent investigation of the root cause(s); and that recommendations are not influenced by personal preferences.
- Revisit and define a partnership with Triangle Off Road Cycling (TORC) to collaborate on the ongoing maintenance and accessibility of our community's walking and biking trails.
- Playgrounds and other neighborhood amenities for our children and residents are due for major overhaul. We pledge to ensure that the youngest members of our community have safe, well-maintained recreational equipment.

### **Committees:**

- Improve committee structures, operating guidelines, budget processes, and professional management accountability in order to streamline funding and implementations for approved committee projects and day-to-day maintenance.
- Add a young families committee to facilitate gathering input from our young family residents who often have time constraints due to competing demands of work and family. Our goal is to increase both engagement and input from young families.
- Continue to build on the successes in reopening the pool, online reservation system, and new pool management company to ensure the pool season is maximized and accessible to residents.

### **Tri-Party Council:**

- The BCCA should advocate for the community and residents by adding resident representation to the Tri-Party Council, ensuring that money set aside for replanting is spent fully and wisely on damaged areas, and monitoring wastewater system violations, spray irrigation testing results, and resident complaints.
- Examine remaining property and assets that will be handed off from Newland to the BCCA. Ensure a comprehensive "punch list" of items for the developer is maintained and managed.
- Strengthen accountability with Newland and the builders for construction debris and clean-up.

**We pledge to address all other community issues with the same level of accountability, transparency and collaboration as the issues mentioned above. We value and appreciate your support in making an important change to our community in 2021.**