

BHCAC Interim Administrative Committee – Talking Points for Ownership

TALKING POINTS FOR OWNERS

1. This is not a takeover—it's a **restoration of homeowner rights**.
2. No elections have been valid since quorum wasn't met in prior years.
3. Georgia law and our bylaws require owner-elected leadership.
4. Sharper Image's withdrawal gives us a clean opportunity to reset governance correctly.

A. Context & Purpose

"As of November 30, 2025, Sharper Image will no longer be managed Barrington Hills. Their departure provides an opportunity for us to take back control and ensure that our community is governed lawfully and transparently."

B. Legitimacy & Legal Basis

"Georgia law (O.C.G.A. §44-3-106) and our Bylaws require that all directors be elected by the membership at a properly noticed meeting with quorum. Since the last two annual meetings failed quorum, those appointments were invalid."

C. Transition & Stability

"Our goal is to ensure a smooth transition of all records, funds, and vendor relationships."

D. Owner Engagement

"We are asking for unity and participation—our strength lies in quorum. Without your signatures and attendance, we cannot legally seat a new Board."

E. Transparency & Accountability

"We will release all meeting notes, financial summaries, and management bids to owners."

F. Next Steps

1. Gather sufficient owner signatures (25% quorum) to call the Special Meeting.
2. Finalize interim governance until lawful elections are completed.
3. Engage independent management firms for proposals.
4. Begin audit and records transition before November 30.

Closing Message

“This is a defining moment for Barrington Hills. We have the opportunity to rebuild trust, restore lawful governance, and ensure that our community thrives under leadership chosen by its owners—not appointed by default.”