

Barrington Hills Community Action Council (BHCAC)

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ADVISORY NOTICE TO HOMEOWNERS

Clarifying the Official Process for a Lawful Special Meeting and Election

Date: November 06, 2025

Dear Barrington Hills Homeowners,

The Barrington Hills Community Action Council (BHCAC) has been made aware that Mr. Moritz Greiss, who has previously acknowledged that he is *not* a legitimate board member of the Barrington Hills Condominium Association, is distributing flyers and organizing a “community election” for a new Board of Directors.

By his own admission, Mr. Greiss is acting outside his legal authority and does not possess any official standing or power to act as a member of the Association’s Board. Under Georgia law and our community bylaws, no individual homeowner may unilaterally call a special meeting, collect votes, or represent the Association without authorization or a verified member petition certified under **O.C.G.A. §14-3-702**.

While we recognize that his intent may be to help the community move forward, these actions are not sanctioned or lawful. Any materials, meetings, or elections conducted under his direction or signature are **unauthorized, invalid, and not binding** on the Association.

What Is Official

Official Association actions—including petitions, meeting notices, and elections—must be coordinated through authorized officers or the verified member process under the bylaws. Verified communications will be issued using **CAC or Association letterhead** and official recordkeeping systems.

Materials or flyers not issued by the CAC or an authorized officer—including door-taped forms or handwritten sign-ups—are unofficial and should not be signed or returned.

Why It Matters

Acting outside the bylaws jeopardizes our community’s legal standing and could create conflicting board claims, expose individuals to personal liability for unauthorized corporate acts, and complicate management transitions and financial administration. Following the

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proper process ensures that results are binding, transparent, and defensible under Georgia nonprofit law.

CAC's Verified Process

The CAC's lawful plan to restore governance includes:

1. Circulating a verified member petition meeting the one-fourth (¼) ownership threshold.
2. Submitting the petition to the Association's records for proper notice.
3. Hosting an in-person special meeting at a neutral location with full quorum verification.
4. Conducting a lawful board election with transparent vote counting and recordkeeping.
5. Coordinating the transition to a new, properly appointed property management company.

This ensures every homeowner's vote counts—and that the outcome stands up legally and ethically.

What Homeowners Should Do

- Disregard any unofficial materials distributed by individuals not authorized by the CAC or the Association.
- Do not sign or return door-taped forms or ad-hoc lists.
- Forward any such materials to info.barringtonhillscac@gmail.com so they can be properly logged. Watch for the official CAC petition and special meeting notice with our logo, contact info, and formal instructions.

Working Together in Good Faith

We all share a common goal: restoring transparency and legitimate homeowner governance. The CAC invites every owner—including those who may have acted independently—to participate lawfully within this process so that Barrington Hills can move forward with stability and trust.

Thank you for your continued support and vigilance.

Sincerely,

Tyrone Wright, Chair, Interim Administrative Committee
Barrington Hills Community Action Council (BHCAC)

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