

BQLC Questionnaire

1.) How would you improve communications throughout Bridlewood?

I hope you will recognize the recent "Board Briefs", sent out via email to those that have subscribed, as an honest attempt to improve communication from the Board to the community. We have received a great deal of positive feedback on this initiative, but it is only a first step.

Secondly, what isn't obvious is the amount of work that goes into writing any communication. One Director typically does a draft and the four others all read through it to be sure they are in agreement with what is being said. Each one of us has the desire to be clear and concise in our communication and each one of us wants to be comfortable with the wording. It is not unusual to have all five Directors add their personal touch!

Thirdly, the website is inadequate and we'd love to improve it. Due to budget constraints, however, we'll have to rely on competent individuals to step forward and **offer to help**.

Finally (and most importantly): I'd like to see us have more working committees as well as public forums to solicit homeowner feedback prior to making major decisions. Now, not everyone wants to attend those types of meetings so "feedback by email" could also be solicited. I welcome the feedback from as many homeowners as possible in order to provide a framework within which I could make my decisions. The involvement of the landscaping committee in our bidding process was extremely helpful—they certainly know more about plants and flowers than I do and they educated me a great deal in the process! It was a very positive experience, in my opinion.

2.) What is your opinion about creating an interactive web site that residents can access to actively communicate with each other and with directors?

I'd like to hear more about what interested parties have in mind. I'd love to have a place for those interested in gardening to discuss things, those interested in sports, or kids or virtually any other aspect of community life to "meet" and trade information.

When you say "interactive", however, I have a concern that some may want a place to criticize various board actions or to drop pointed and negatively worded questions. While I see the communication value, it requires that the Board be hyper focused on "instant communication". I don't want to get into

a situation where Directors spend all of their time reacting to whatever someone has posted because it keeps the Board in a **reactive** rather than **proactive** mode. In order to get anything accomplished, we need to focus on those things that will have an impact on us all and are required of the Board by the CC&Rs.

I would welcome the addition of a Communication Committee to help with the entire communication process, with the website being one piece of that.

3.) Why do you think that less than ½ of the residents voted in the last vote? What will you do to increase the voting turnout?

I've actually spent a good bit of time asking this same question of various friends, neighbors and homeowners. Here's what I've heard:

- I'm too busy with my work and family responsibilities so I don't have time to pay attention.
- The whole situation was so negative I just couldn't stand it anymore.
- I don't care.
- I leave the running of Bridlewood to the Board and the Manager.

There may be as many answers to this question as there are homeowners, so I can't say with certainty that any one answer is "right". I don't think we can change every mind here, but I do think that people will begin to plug in more if the Board will reach out with forums, regular and consistent communication, more opportunities to make a specific contribution, etc.

4.) Do you support posting the HOA Board meeting minutes on the website? Please elaborate why or why not.

There is no reason we can't do this as long as individual homeowner privacy is protected. I think doing so will help ease concerns that the Board is doing something in secrecy. We aren't.

5.) Do you support posting monthly, quarterly, biannually, yearly, or not at all, treasurer reports on the website? Please elaborate.

This information is already available to any homeowner who requests it. To make it easier for people to access, I see no problem in posting financials on the website. Of course, we couldn't post any individual homeowner information for privacy reasons.

6.) How do you feel about committees being created to assist with the various needs of Bridlewood such as Quality of Life, Real Estate Values, Communication, Safety etc.? And if you support forming committees, what would the first committees be and why?

As I stated in a previous question, I do like the idea of expanding our committees. The Board will benefit from appropriate committee input, just as we did with our recent landscaping bid process.

I'd want to be certain, however, that any established committee would have a specific charter and that the Board would seek their recommendations as a part of the decision making process. I don't know if you've ever been unlucky enough to be appointed to a committee and have nobody care what you had to say, but it's not fun.

The three top priorities I would have for committees would be:

- Per the CC&Rs, adding two volunteers to the current Architectural Review committee. This is a "must do" as homeowners need approval to go forward with plans to make changes to their property.
- Communications Committee
- Social Committee: I can't take credit for this idea as it came from Debbie Huffstutler. The goal we share is to bring the community together—not just the kids, but the adults. It has been a tough year and we just need to have some FUN around here!

7.) Do you support or not support reviewing our Bylaws, CCRs and related documents?

a.) If yes: Would the board perform the review or would you support a committee to perform the review? How would you define your/their duties...i.e.: make suggestions to clarify, change, delete any needed line items, and/or ready a document for a vote by the Bridlewood HOA Members, etc.?

b. If no: please explain why you don't support a review.

Some changes to the documents may be needed from time to time, but the primary cause of upset in our community is over gas drilling. Our current documents already prohibit surface drilling on any lot (and do not apply to the golf course). In addition, many feel the Board has the power to sign a lease to allow subsurface drilling on the common areas. This view is simply not accurate. For the Board to sign such a lease, 67% of the lot owners would have to approve it. Lastly, mineral rights reserved prior to the creation of the CC&Rs are not governed by the CC&Rs or

amendments to them. Please see my response to question 8 for more information.

The CC&Rs are basically attorney documents. If a committee were formed to perform the review, it would need to be a committee with a majority of attorneys. Any changes would need to be approved by 67% of the lot owners.

8.) What is your position on gas drilling and what action, if any should the board take regarding gas drilling?

While I'm personally opposed to surface drilling on the golf course, I must tell you what I did not know when I volunteered for the Board two months ago and now do know: All members of the HOA Board of Directors are prohibited by law from engaging as Board members in political activities (such as an anti drilling campaign) and/or acting outside of their responsibilities as outlined in the CC&Rs. **I recognize other candidates have strong intentions to "lead the charge" against drilling once they are elected, but I now know that to do so may conflict with their fiduciary duty as defined by law and subject that individual to personal lawsuits.** I don't want to jeopardize my personal financial security, nor do I want any other candidate to do so! Please read on for an explanation!

Our Board is governed by:

- The Texas Non-Profit Corp. Act and
- The Bridlewood CC&Rs

Basically, State law and our CC&Rs have put the Board in a tight little box regarding drilling. We have a fiduciary duty to:

- Lot owners
- Mineral right holders, who may also be lot owners
- Maintain and enhance the common areas, which may include mineral rights

No one fiduciary duty can take precedence over any other. Those are the facts, not my opinion or the opinion of anyone else. To make a sweeping statement such as "I will fight to stop drilling in Bridlewood" violates the fiduciary duty to lot owners and mineral rights holders and, therefore, means that the person making such a statement has stepped away from their tightly defined Board duties and gone off on their own. **The**

Association's liability coverage, therefore, will not cover them should a lawsuit be filed—they will be on their own.

The Board could, however, take factual information such as a survey and represent the homeowners at Town public hearings, meetings and hearings before the Texas Railroad Commission, or the Texas Commission on Environmental Quality. While it might be helpful to stopping surface drilling on the golf course, it wouldn't be enough. Our only other role would be to review any lease proposed for the common area or a potential community lease, obtain facts about that lease, and facilitate a vote among the homeowners. As I stated in question 7, it would take 67% of the homeowners voting in favor of a lease for any such a lease to be approved.

If you're still reading, you're probably thinking by now that I'm just ready to throw my hands up and work to allow surface drilling on the golf course. Here's what can be done to stop it:

- An organization, such as the Bridlewood Quality of Life Coalition, can take charge of the campaign
- Set yourselves up as a PAC (Political Action Committee)
- You can raise and spend money any way you see fit—you aren't subject to a vote of 67% of the lot holders AND you have no fiduciary duty to ANYONE.
- Join with other local organizations to attend Town Oil and Gas Board of Appeals hearings and prepare to attend Texas Railroad and Texas Commission on Environmental Quality meetings and hearings.
- Build a huge email list, work on publicizing your website, prepare mailings

To summarize, we will have to rely on volunteers outside of the HOA Board for leadership on this issue. Any candidate promising to take the HOA Board in this direction is unencumbered by the facts. **Please understand: I didn't know this either before I joined the Board! I'm not trying to be critical of the other candidates because I know they all have the best interests of Bridlewood at heart and I know too that they are as concerned as I am that we could be looking at a drilling rig if a plan is not in place.** I also want to make the other candidates aware that you will be educated in your fiduciary duties and your role as defined by law and the CC&Rs shortly after you are elected. You will quickly learn how powerless the Board is in having any role to stop surface drilling.

One final word about the recent drilling opinion survey: In order to make a statistical argument that Bridlewood homeowners are opposed to drilling, you'd have to use a **random sample**. What the survey showed was the "x" number of people were opposed to drilling, "x" number of people favored drilling, **and the majority of lot owners did not respond.**

9. **Please describe one strength that you have and how it would benefit the Board and why?**

After the special meeting this summer, I approached Mike Long, Board President, and offered my help to the current Board. I didn't know at the time that I would be asked to join the Board. I stepped forward for one reason and one reason only: I have a vast amount of experience in conflict resolution, communicating in difficult times, and facilitating change. I quickly got the opportunity to use these skills. During the recent negotiation of the landscaping contract, I worked hard to bring the Board and Landscaping committee members together for the higher purpose of making Bridlewood a better place to live. In addition, I have volunteered my time to be a liaison between the onsite staff and the Board. In my corporate life, I helped our employees and senior management navigate through 3 difficult mergers and now I help business owners and managers bring change to their organizations. I know how important it is to tell what you know and keep the rumors down. Our community has been through a tough year—now it is time to turn the page and move on.

Based on my experience, I have offered to facilitate a day-long session designed to enable the Board to create its vision and establish measurable goals in 90-day increments for the next year. With the permission of the new Board, I would also like to continue working with onsite staff and Board members to improve communication and internal processes.

Over the ten years that I've lived in Bridlewood, I've always enjoyed hearing people say "WOW—Bridlewood! What a great place to live". We've lost some of our "wow" in recent years. But we can get it back. If we can gain back our community spirit, get the landscaping and grass back where it needs to be and work together to support our Association Manager, we'll be able to turn it around quickly. Not only does the Board need to enhance our strategic vision for our community, but we need to roll up our sleeves and help put that vision in place. We are asking for far more of a time and energy commitment than in past years, but I'm up to that challenge and hope others will step forward to join me.

