

Derwood Station Homeowners Association, No. 2
Candidate Qualification Statement
Board of Directors

Name: Barry Wolcott

Address: 7353 Oskaloosa Drive

1. Have you ever been involved in a Homeowners Association or Community Organization:

Yes, I served 6 years on the Board of one of the first Homeowners Associations created in San Antonio, Texas, serving there as an at-large member as well as in the positions of Secretary, Treasurer, Vice President, and President. I also have previously served this Derwood Station #2 Homeowners Association as an at-large member, as Treasurer, and as Secretary.

2. What background or experience do you have which may qualify you for a Board position? (jobs, organizations, occupation, etc)?

My wife and I moved into this community as renters in 1990 and chose to remain in the community by becoming homeowners in 1997; I initially was selected to serve out a vacant Board at-large position, and then sought election in my own right to a Board seat. During my tenure as a member, the Board has successfully dealt with numerous contentious issues (issues such as Association Reserve Funds, the Tot Lot, the Soccer Goals; the Softball Backstop) in an open and consensus-seeking manner that well-served the community, has appropriately revised its By-Laws, and has undertaken a substantial project to improve the appearance of the Common Areas.

3. What are your reasons for seeking election to the Board of Directors (goals, ideas)?

First, I believe that the role of the Association's Board of Directors is to lead our Community towards consensus by making clear to all the community's members the issues and alternatives; I believe the Board ought not to take potentially divisive new actions or to undertake potentially divisive new directions without making clear to the community those issues and available alternatives and before such community consensus is clearly reached.

Second, I believe that the Board must not turn over its role of communicating with the Community members to a commercial management company. Ours is not a rental development in which tenants' activities are overseen, inspected, and judged by "management" or by "management agents;" rather, ours is a community of individual homeowners. We may choose through our elected Board of Directors to outsource some

business aspects (such as contracting for lawn maintenance and bill paying) to a service provider, but the Board must personally communicate with each member it serves; that service must not be outsourced. The Board must not allow our community members to be “managed” ... or even to “feel managed;” we bought here; we are in charge.

Third, I believe that the Board should take its “instructions” for undertaking new or altered policies and/or actions primarily from the tenor of the community. Today, most of us in this community are content: we enjoy living here; we view the steady, rapid, and continuing growth in our home’s value as the direct result of the way we and our neighbors choose to live our lives and to maintain our property. Our general lack of personal involvement in the day-to-day “business” of the community (such as election of Board members and attendance at Annual Meetings) is an indication of our satisfaction ... not an indication of our disinterest.

4. Other ideas or comments?

I am certain that were a large number of us to feel that something were threatening our enjoyment of living here ... or were threatening our belief in the re-sale market for our greatest personal asset (our home) ... that, in large numbers, we would make that threat instantly clear to the Board. Therefore, the Board should never have difficulty “figuring out” which issues are truly important across the community membership and which are simply “pet rocks” of importance only to a handful of members.

If you believe as I do, I would welcome your vote.