October 9, 2026

CALL FOR CANDIDATES

NOTICE OF ANNUAL MEMBERSHIP & BUDGET RATIFICAITON MEETING

Dear McCullough Owner:

The annual business of the Association will be conducted via written electronic ballot using **Election Buddy** this year! Rather than mailing documents and ballots, Members will review materials and vote electronically for the budget ratification and Board election. The email/texts come from *McCullough Neighborhood Association Inc.* via the ElectionBuddy voting platform invitations@mail.electionbuddy.com. The quorum for this meeting will be determined by the number of electronic ballots returned. A quorum is required for the Election of Directors; however, the budget can be ratified *without* a quorum being present, per N.C.G.S. 47 C-3-103. Electronic ballots will be made available November 12th via email and SMS message and must be submitted **no later than 5pm on Wednesday, December 2, 2026.**

To ensure you always receive Association communications, please update your contact information via the electronic form here: https://kuester1.formstack.com/forms/contact_update. As a reminder, multiple phone numbers and emails can be on file.

This will serve as official notice for the McCullough Neighborhood Association, Inc., annual meeting of the Members and budget ratification, as required by the Bylaws of the Association. Included in this packet are the details for how to self-nominate for an open Board position, instructions for voting electronically with ElectionBuddy, and Zoom information for the December informational session.

Current Board Members:
Nick Gallo, President – Term Expires 2026
Cheryl Draa Moran, Vice President – Term Expires 2026
Gui Batista, Secretary– Term Expires 2027
Kris McVey, Treasurer – Term Expires 2027
Mike Rockefeller, Member at Large – Term Expires 2027

The role of the Board is to protect and increase property values in the Association. This is accomplished by operating the Association, maintaining common property, and enforcing the Governing Documents. There are (2) Board positions up for election this year, as Nick Gallo and Cheryl Draa Moran will have fulfilled their term obligations. Please note, candidates will be running for a position on the Board, not for a specific office. Specific officer positions are elected internally by the members of the Board, as described in the Association Bylaws.

Review the table below as you consider serving the community in this capacity.

A Strong Board Member	**A Weak Board Member**
Good character & strong fiduciary	Unable to put the welfare of the community first
High integrity	Works behind the Board to run things his or her way
Calm judgment	Impulsive or quick tempered
Willingness to serve	Has a personal or hidden agenda
Understands that there is a commitment of time (monthly in-person meetings, communication via email/phone between meetings)	Doesn't really want to dedicate his or her time to serving
Committed to the best interests of the community as a whole	Puts individual interests first
Relevant experience or background	Little or no experience in management, leadership, or service

Previous volunteer service	Unable to work with others for the common good
Strong "people skills"	Ineffective with others
Committed to confidentiality	Discusses Board business in the community and/or on social media platforms
Understands the need for a balanced budget and fully funded reserve account	Lacks knowledge or understanding of responsible budgets and reserve accounts

If you are interested in filling a Board vacancy, please complete the electronic self-nomination form via the following link: https://forms.gle/1VPuam7w7jYq2TD9A.

The purpose of this notice is to provide all interested property owners the opportunity to submit their name as a candidate to fill a vacant seat for a two (2) year term. **Forms must be submitted no later than 5pm on Wednesday, November 4, 2026.**

A ***Meet the Candidates*** session will be held at the Clubhouse on Thursday, November 5, 2026 at 6:30pm. The electronic voting period is November 12th – December 2nd. Owners will be asked to vote for the Board election, ratification of the 2027 budget, and prior meeting minutes. Additional documents will be made available for review including Board candidate information, year-to-date financials, the 2027 budget, agenda, etc.

2027 Budget:

The 2026 year-to-date financials and 2027 Board approved budget will be made available for viewing via the McCulloughHOA.com website, and on ElectionBuddy. The 2027 budget maintains regular assessments at $1,371/year, payable in quarterly installments of $342.75. Additionally, NC single-family homeowners will be subject to an extra landscape assessment that also includes pine needles and fertilizer. A thorough explanation will be included in the Zoom presentation in December. Assessments are due on the 1st of January, April, July, and October respectfully, and are considered late if not received by the 10th. Late fees and interest are applied each month thereafter, until the account is brought current.

Informational Zoom Login Details:

Date: Thursday, December 3, 2026
Time: 6:30pm
Location: Zoom

https://kuester.zoom.us/j/88908134031?pwd=kNQmdt8TnvOIZge8Ls82weAzX0PcUb.1

Meeting ID: 889 0813 4031
Passcode: 235290
One tap mobile
+13126266799,,88908134031#,,,,*235290# US (Charlotte)

Timeline:

- October 9th – November 4th – Call for Candidates period
- November 5th – Meet the Candidates at the Clubhouse
- November 12th – December 2nd – Electronic voting period
- December 3rd – Annual membership & budget ratification informational session

If you have any questions, please contact our On-Site Community Manager, Kieley Wilson at McCullough@Kuester.com.

Sincerely,

McCullough Neighborhood Board of Directors
Nick, Cheryl, Gui, Kris, and Mike