

Harbor Watch Homeowners Association of Lake Norman Inc.
P. O. Box 5665
Statesville, NC 28687

August 25, 2023

Dear Lot/Homeowner,

In accordance with Article IV, Section 1 of the By-Laws of Harbor Watch Homeowner's Association of Lake Norman, Inc., an annual meeting must be held each year during the month of September at a reasonable hour. This is to notify you that an annual meeting has been scheduled for **Sunday, September 24, 2023, from 3-5 p.m. at the Statesville Elks Lodge - 1251 Radio Rd, Statesville, NC 28625.**

The following Board of Directors will lead the meeting:

- *Curtis Wheat, President
- *Karen Williams, Vice President
- *Kristi Kivett, Secretary
- *Bill Kelly, Treasurer
- *Richie Cuomo, Director at Large

The Board can be reached via the HOA website <http://harborwatchhoa.com>. Enclosed for your review and input are two items in preparation for the meeting:

- *Meeting Agenda**
- *Proxy Statement**

At least two items will be voted upon during the meeting. The first item to be considered is ratification of the 2024 budget. The budget may be ratified without a quorum. The second item to be voted on is for two members of the association to serve respectively a 2-year term and a 1-year term on the Executive Board. The By-Laws of the Association state that two board members serve a 3-year term, two board members serve a 2-year term, and one board member serves a 1-year term. Biographical Sketches of candidates running for the Board may be found on the HOA website at <http://harborwatchhoa.com> by August 25, 2023, along with a copy of the ballot.

The 2024 budget will be posted to the Harbor Watch website by August 26, 2023. The budget information is located under the Documents menu item, Budget sub menu. Also, project information that will be discussed at the meeting can also be found at the same web site location as the 2024 budget. Copies will also be available at the meeting.

The Board hopes that you will be able to attend the Annual Meeting. Your vote is very important and therefore, if you find that you are unable to attend in person, the attached Proxy and self-addressed envelope is provided to enable you to assign your vote to the Board or another owner who will be present at the meeting should you wish to do so. For Proxies to be voted at the Annual Meeting they must either be mailed to the HOA (**postmarked no later than September 8, 2023**) or **hand delivered to the Secretary by September 12, 2023**, so they may be validated by the Secretary prior to the Annual Meeting. Ballots will be distributed as appropriate at the meeting prior to voting.

Sincerely yours,

Kristi Kivett
Secretary

ANNUAL MEETING AGENDA

September 24, 2023 - 3:00 PM

Statesville Elks Lodge

1251 Radio Rd.

Statesville, NC 28625

1. Call Meeting to Order
2. Introduce Board Officers and Members
 - A. President – Curtis Wheat
 - B. Vice President – Karen Williams
 - C. Treasurer – Bill Kelly
 - D. Secretary – Kristi Kivett
 - E. Director At Large – Richie Cuomo
3. BOD Objectives & Activities
4. Introduction of Board Candidates and Voting
5. Committee Reports – Posted to Website
 - a. Grounds Committee – Sue DuBose
 - b. Maintenance / Community Watch – Nick Kivett
 - c. Architectural Review – Ken Williams
 - d. Social Committee –Karen Williams
 - e. Nominating Committee – Bill Kelly
6. Review Expenses for 2023 and Reserve Balance
7. Review and Vote on Ratification of 2024 Budget
8. Announce Election Results
9. New Business
10. Open Discussion
11. Adjourn

**Harbor Watch Homeowners Association of Lake Norman Inc.
Annual Member Meeting, September 24, 2023**

Assignment of Voting Rights PROXY

The undersigned being the owner(s) of Lot(s) # _____, Harbor Watch, do hereby authorize and appoint (Check one):

- The current Harbor Watch Homeowners Association Board
- _____ of Lot # _____
- No assignment of voting rights

to be my/our proxy, to represent me/us on the issues to be discussed at the Annual membership meeting on September 24, 2023, and to vote on my/our behalf, except as noted below, on the issues submitted to vote at this meeting, or, in the event a quorum shall fail to attend, at such time and place as the adjourned meeting shall be resumed.

This proxy revokes all proxies relating to this subject matter heretofore executed by me/us prior to the Signature Date below. Furthermore, this proxy shall remain in full force and effect until such time as it shall be revoked by me/us in writing or when the 2023 Annual Meeting is adjourned.

(Signature Date)

(Signature of Owner Giving Permission) *

(Signature Date)

(Signature of Owner Giving Permission) *

(Date)

(To be signed by Owner or Board member acting as Proxy when voting at the meeting)

Issues to be Voted on at the Annual Meeting

1. 2024 Association Budget
2. New members of the Board: one 2 year and one single year term

*** All Owners of the lot must sign this proxy for it to be valid.**

For Proxies to be voted at the meeting they must either be mailed to the HOA (postmarked no later than September 5, 2023) or hand delivered to the Secretary by September 8, 2023, so they may be validated by the Secretary prior to the Annual Meeting. Ballots will be distributed as appropriate at the meeting prior to voting on any items.

**Send to: Harbor Watch Homeowners Association of Lake Norman Inc.
P.O. Box 5665
Statesville, NC 28687
Attn: Secretary**