



# Wendell Falls Community Association, Inc.

## ANNUAL MEMBERS MEETING NOTICE

November 28, 2022

Dear Wendell Falls Owners,

It is hard to believe that the year is almost over and we are already planning for great things in 2023. Before saying farewell to 2022, we'd like to reflect back on the accomplishments of the community and improvements made. We invite community members to join us for our Annual Meeting to hear directly from management and the Board of Directors.

In accordance with Section 2.3 of the Bylaws for Wendell Falls Community Association, Inc., notice is hereby given that the 2022 Annual Membership Meeting and 2023 Budget Meeting will be held:

Date: Thursday, December 15, 2022  
Time: 5:30 PM  
Place: Central Baptist Church | 11109 Poole Road, Wendell, NC 27591

The purpose of the annual meeting of members is to ratify the Annual Budget. Enclosed is a copy of the Annual Membership Meeting Agenda. The Wendell Falls Community Association Board of Directors approved the 2023 Budget on November 28, 2023 via unanimous consent and is pleased to report that the current monthly level of General Assessment funding will remain at \$95 per home for the 2023 fiscal year. The full budget, including service areas, is available electronically or may be printed upon request at the Association office. A summary budget is enclosed for your review. Per the governing documents and North Carolina General Statute 47F-3-103(c) the budget shall be deemed ratified unless a majority of all the lot owners in the association rejects the budget. The budget can be ratified without a quorum. The proxy form may be used for budgetary purposes, as well as to authorize someone to vote on your behalf, if you are unable to attend. You may return the proxy to the Association any time prior to 12 PM on Wednesday, December 14, in person to the Association office or via e-mail to [wendellfallsnc@ccmcnet.com](mailto:wendellfallsnc@ccmcnet.com).

The Association's Membership Meeting Quorum requirements set forth in Section 2.10 of the Bylaws requires the presence, either in person or by proxy, of 20% of the total Class A members (i.e. property owners). Your participation in the business of the Wendell Falls Community Association by returning your proxy and, if possible, attending the meeting is greatly appreciated!

Sincerely,

The Board of Directors  
Wendell Falls Community Association



# Wendell Falls Community Association, Inc.

## **Annual Members Meeting Agenda** **Thursday, December 15, 2022** **Starting at 5:30 PM**

*Central Baptist Church*  
*11109 Poole Road, Wendell, NC 27591*

- I. Welcome – 5:30 PM
- II. Establishment of Quorum
- III. Call to Order & Proof of Notice
- IV. Introductions of Board of Directors & Management Representatives
- V. Wendell Falls – A Year in Review
- VI. 2023 Budget Review & Ratification
- VII. Q&A with the Board  
*The Board will answer previously submitted questions from the community.*  
*Questions will be gathered through a link sent via email and due back by Monday, December 12<sup>th</sup> at 12 pm.*
- VIII. Adjournment – 7:00 PM

*Refreshments and appetizers will be provided*



# Wendell Falls Community Association, Inc.

## Annual Meeting Proxy

**Owner Name(s):** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

I/we, being Owner(s) of the property listed above, and member(s) of the Wendell Falls Community Association, Inc. do hereby authorize and appoint the Executive Board or \_\_\_\_\_ (print name of the person attending the meeting on your behalf) to be my/our proxy on behalf of me/us at the Annual Meeting to be held on December 15, 2022 at 5:30 PM at Central Baptist Church.

This proxy shall remain in full force and effect until such time as it shall be revoked by me/us in writing, until I/we transfer title to my/our property in the Wendell Falls Community Association, Inc., or by my/our attendance at the December 15, 2022 meeting or any resumption of the meeting after the adjournment thereof.

2023 Wendell Falls Budget Ratification Vote to be submitted if you wish to reject the 2023 Budget.

Reject 2023 Budget: Yes ☐

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_