

**Braeloch Homeowner's Association, Inc.
c/o Cedar Management Group, LLC
10610 Metromont Pkwy, Suite 204 | Charlotte, NC 28269**

Phone: 704-644-8808

Fax: 704-509-2429

December 29, 2025

RE: 2026 Annual Meeting Notice

Dear Homeowner,

The Annual Meeting of **Braeloch Homeowners Association, Inc.** is scheduled for **Thursday, February 19, 2026 06:00 PM** and will be hosted via Google Meets:

Google Meet joining info

Video call link: <https://meet.google.com/hxm-hwix-xdo>

Or dial: (US) +1 615-422-5936 PIN: 986 950 537#

More phone numbers: <https://tel.meet/hxm-hwix-xdo?pin=5399828831633>

Please log in with your first and last name or property address **10** minutes before the meeting starts.

Agenda Items:

- Introduction of Board
- Year in Review
- Goals for the Coming Year
- Budget Overview
- Board Nominations from floor
- Q&A Session
- Adjournment

Elections for **2** seats on the Board of Directors will take place virtually to allow any nominations from the floor. Enclosed you will find a Board of Directors nomination form and proxy form. If you wish to be considered for the Board or would like to nominate a fellow homeowner, please complete and return the nomination form to Cedar Management Group by **February 27, 2026**.

If you cannot attend, please complete and return the enclosed proxy form by **February 17, 2026**. Return options are provided on the form.

We look forward to seeing you there.

**Sincerely,
Braeloch Homeowner's Association, Inc.**

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BOARD OF DIRECTORS NOMINATION APPLICATION

Nominate Yourself

I, _____,

at Address _____
hereby submit my name for consideration to the Board of Directors of the **Brealoch Homeowner's Association, Inc.**.

Nominate a Neighbor

I, _____ at Address _____

Hereby submits a nomination for:

Name: _____

Address: _____

For this nomination to be valid, the nominated party must accept the nomination and agree to serve if elected. The candidate will be asked to make a brief statement explaining their interest in serving on the board. The nominated party must be present during the voting and election process. Nominations may also be made from the floor.

Please submit nominations via email no later than February 27, 2026 to ballot-proxy@mycmg.com

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PROXY

The undersigned, pursuant to the Bylaws of the Association and pursuant to North Carolina General Statute § 55A-7-24, do hereby appoint _____ to vote or otherwise act for the undersigned Owner(s) at any meeting of the Membership of the Association, including, without limitation, the meeting to be held on **February 19, 2026** and any postponements or adjournments thereof. In the event a name is not inserted on the line provided, it is understood that the majority vote of the Board of Directors, for each issue being voted upon, will act and vote in my/our stead.

Unless this Proxy is sooner revoked, as provided for in N.C.G.S. § 55A-7-24, or an expiration date is provided expiration date: _____, this Proxy will expire eleven (11) months from the date below. By signing and dating this proxy and its delivery to the person presiding over a meeting of the members, all other proxies previously submitted to the Association by the undersigned are revoked and voided.

This the _____ day of _____, 20____.

(Owner Signature)

(Property Address)

Only one owner per lot has the authority to vote.

Return this form using one of the following options below:

- **Return by Email:** ballot-proxy@mycmg.com
- **Return by Mail using the address:** Braeloch Homowner's Association, Inc. | c/o Cedar Management Group | 10610 Metromont Pkwy Suite 204 | Charlotte, NC 28269
- **Fax:** 704-509-2429

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Re: Braeloch Homeowner's Association, Inc. Budget Ratification Ballot

This ballot is for the purpose of voting to ratify the **2026** Operating Budget. Note that according to N.C.G.S. 47F-3-103, the budget can be ratified without a quorum being present. The budget is automatically ratified unless a majority of all lot owners in the association reject the budget.

Please select one option below:

- I vote to **RATIFY (approve)** the 2026 Budget as presented
- I vote to **NOT RATIFY (not approve)** the 2026 Budget as presented

All portions of this form must be completed for the ballot to be valid

Owner Information:

Printed Name: _____

Property Address: _____

Signature: _____

Date: _____

Return Instructions: Please return this ballot by **February 17, 2026** using one of the following methods:

- **Email:** ballot-proxy@mycmg.com
- **Mail:** Braeloch Homeowner's Association, Inc. | c/o Cedar Management Group | 10610 Metromont Pkwy Suite 204 | Charlotte, NC 28269
- **Fax:** 704-509-2429

IMPORTANT NOTES:

- One ballot per property
- Ballots must include the property address, signature, and date to be valid
- Ballots received after the deadline will not be counted
- The budget will be automatically ratified unless 51% of homeowners vote to reject it
- No quorum requirement for budget ratification