Hello Neighbors,

Now that the new HOA board has had a chance to convene and discuss the matter, we would like to address issues and concerns raised by the community about the November 2023 election of board members. If you recall, initially the annual meeting was going to be 100% virtual. As the community expressed disapproval of this method, the meeting was changed to a “hybrid” meeting. While switching to a “hybrid” meeting was the right move and satisfied the request of the community, this was also one of the causes of the delay in reporting the election results as the ballot was also moved to an online platform. Due to the short timeframe between the change to hybrid and the annual meeting itself, the online ballot process was never fully vetted by CAS’s Legal team before opening the ballot to the community. Upon discovering that someone on the ballot also had access to the votes, a process change was implemented to only have the HOA board members who were not on the ballot be responsible for the review process. Based on this, and after consultation with CAS and CAS Legal, it was determined the complete online ballot process should be reviewed to ensure it was conducted following NC Law.

During the ballot results review, a review of the actual process used to establish the vote, and continued communication with CAS/CAS lawyers caused delays in posting the results. Concerns were found such as some households not entering their initials correctly on the ballot as signatures and some households submitting multiple votes per household while only one is legally allowed. The HOA board performing the review reached out to CAS for advice on how to proceed with the potentially invalid votes and the online voting process as a whole.

Unfortunately, other unforeseen communication delays such as CAS staff being out of the office on PTO for an extended time and the holidays greatly pushed the release of the election ballot results. The HOA board apologies for these unforeseen delays. The results were reported on January 2nd and contrary to what you may have been told, follows both our covenants and NC legal requirements.

In summary, with this new process, there were unanticipated delays caused by multiple different stakeholders at multiple times throughout the complete process. No one person, household, group, or issue was solely responsible for the delay. We apologize for any concerns this may have caused and the 2024 HOA board is working together to improve the ballot process for the next HOA election. As your HOA board, we want to be accountable and transparent with our neighbors. While we understand there was a 1 day delay, please understand ensuring the process followed was accurate and in accordance with applicable NC law and that the results reports were accurate was the overall goal.

If anyone has any further questions about the election, please email CAS at andrea@casnc.com to have your questions sent to the BOD for review.

Thank you,

The Duncan’s Ridge HOA Board