

# 2026 ANNUAL CALENDAR VILLAGE AT UNION MILLS HOA

Board Meetings are *generally* the *1<sup>st</sup> Monday of the month, 5:30pm* via Zoom.

<p><b>JANUARY</b> <b>BOARD MEETING 1/5/2026</b> Begin Annual Audit Process Prepare for 2026 Budget and Annual Meeting</p>	<p><b>JULY</b> <b>NO MEETING – Board Recess</b></p>
<p><b>FEBRUARY</b> <b>ANNUAL &amp; BOARD MEETING 2/2/2026</b> Ratify Budget Conduct Elections Appoint Officers</p>	<p><b>AUGUST</b> <b>BOARD MEETING 8/3/2026</b> Renew Corporate License Begin Mgmt. Contract Review – Expires <b>12/31/26.</b></p>
<p><b>MARCH</b> <b>BOARD MEETING 3/2/2026</b> Discuss Spring Compliance Begin Insurance Renewal Process – <b>5/22/26.</b></p>	<p><b>SEPTEMBER</b> <b>BOARD MEETING 9/7/2026</b> Board Reviews/Approves Mgmt. Contract Renewal. Begin 2027 Draft Budget Preparation</p>
<p><b>APRIL</b> <b>BOARD MEETING 4/6/2026</b> CAU Insurance Policy – Renews <b>5/22/2025.</b> Review Summer Reserve Projects.</p>	<p><b>OCTOBER</b> <b>BOARD MEETING 10/5/2026</b> Review 2027 Draft Budget at Meeting Winterize Irrigation Review/Approve Mgmt. Contract Renewal</p>
<p><b>MAY</b> <b>BOARD MEETING 5/4/2026</b> Landscapers to Turn on Irrigation. Schedule Annual Reserve Study</p>	<p><b>NOVEMBER</b> <b>BOARD MEETING 11/2/2026</b> Approve Mgmt. Contract Renewal Approve 2027 Annual Budget Approve 2027 Business Calendar Discuss date/time/venue for 2027 Annual Meeting with Budget Ratification Confirm Board Volunteers for 2027. Audit Engagement Letter – CPA – Audit and Tax preparation for 2027.</p>
<p><b>JUNE</b> <b>BOARD MEETING 6/1/2026</b> Discuss Summer Projects Discuss Summer Compliance</p>	<p><b>DECEMBER</b> <b>BOARD MEETING 12/7/2026</b> Approve 2027 Annual Meeting Mailing Packet. Process Annual Meeting Packet for Mailing.</p>