

*Village Homes Property Owners Association  
Board of Directors Annual Election*

Via Zoom Teleconference and in person at Village Homes Clubhouse

<https://us06web.zoom.us/j/88449059531>

July 14, 2026 7 :00 PM

*AGENDA*

1. Call To Order
2. Establish Quorum of Membership
3. President's Report
4. Adoption of IRS Revenue Rule Resolution - *Surplus funds remaining in the Association's budget at the end of the fiscal year shall be applied to the following year's budget as provided for in IRS Revenue Ruling 70-604.*
5. Board Election By Acclamation - *The nomination period closed on April 15, 2026. The Inspector(s) of Elections determined that the number of qualified candidates did not exceed the number of available Board positions. Accordingly, the election will be conducted by acclamation, and no ballots were distributed or tabulated for the 2026 Board election.*
6. Announcement of Candidates Elected by Acclamation
  - a) *Ros Armitage*
  - b) *Tony Baird*
  - c) *Kathy Chapman*
  - d) *Mike McGillivary*
  - e) *Bi Mo*
7. Homeowner comments
8. Adjournment