

DANVILLE STATION HOMEOWNERS ASSOCIATION

c/o Homeowner Association Services
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DATE: December 20, 2024
TO: All Danville Station Homeowners
FROM: Board of Directors
SUBJECT: 2025 Annual Meeting –1/27/25 6:30 pm

Election of Board of Directors

In preparation for the 2025 election the Association sent notification previously concerning the 2025 Board of Directors election. There are 3 positions up for election, each for a three (3) year term. The notice required a Statement of Candidacy form be completed and returned by December 19, 2024 at 4 P.M.

Section 2.3 of the Election Rules states: “If, as of the published deadline for receiving nominations, the number of qualified candidates for election to the board is not more than the number of directors to be elected, then the qualified candidates shall be declared elected and written notice of the election shall be given to the members.” The Board of Directors received 3 candidate forms by the deadline. Based on the election rule no ballots need to be sent out.

Thus, in accordance with Section 2.3 of the Election Rules, the following homeowners will be declared elected to the Board at the Annual Membership Meeting on **Monday, January 27, 2025, at 6:30 pm at the Clubhouse-1320 Van Patten Dr. Danville: Rob Callahan, Bryan Lawver, and Katie Chamberlin.** You will find the candidate statements on the website: www.danvillestation.com – Members Home page. This letter is your official written notice of that declaration of election as required by the rule. The agenda for the meeting is below.

The Board will hold the January monthly Board meeting at 6:00 pm prior to the Annual Meeting at 6:30 pm at the clubhouse.

IRS Resolution

In the past there was a Ballot to vote for the Resolution regarding IRS Revenue Ruling 70-604. However, through feedback from both our legal and CPA professionals, this can be voted on by those present at the Annual Meeting. The Board recommends a FOR vote otherwise the association will pay taxes on any potential excess funds.

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2025 ANNUAL MEETING AGENDA

Monday, January 27, 2025

6:30 pm

The Clubhouse

1320 Van Patten Dr.

- (1) CALL TO ORDER – INTRODUCTIONS – 6:30 pm
- (2) PRESIDENT'S REPORT
- 2025 Priorities
- (3) FINANCIAL REPORT
- (4) ELECTION OF DIRECTORS/ IRS RESOLUTION
- (5) HOMEOWNER FORUM (3 minutes per speaker-state name and address)
- (6) ADJOURNMENT – 7 p.m.