

# 2026 UNION STATION ANNUAL MEETING AGENDA/BUDGET

## I. Welcome- Ron

## II. Budget- Toni

- A. Lawyer
  - 1. \$300/hour
  - 2. Working with us regarding McKay
  - 3. Working with us on a house with people who should not be there
- B. Accountant
  - 1. \$50/hour
  - 2. \$126/month for QuickBooks
  - 3. Files our taxes
- C. Landscaping
  - 1. \$900 twice a month April-Sept
  - 2. Front entrance spruce up \$300
  - 3. Trash pickup day \$2200
- D. HOA Express
  - 1. \$59/month
- E. Mailbox
  - 1. \$188/year
- F. Insurance Policy
  - 1. \$3000 estimate won't be known until closer to the due time
- G. Office Supplies
  - 1. Looking into sending statements via QuickBooks or HOA Express
    - a) Would need emails for all residents
  - 2. Stamps
    - a) Stamps \$600/year
      - (1) 145 houses times 0.78 cents
      - (2) 5 times a year
        - (a) Annual Due letter
        - (b) Late Notice
        - (c) Warning Notice
        - (d) Notice of Intent to File Lien
        - (e) Notice of Intent to send an account to a lawyer
      - (3) Election Year
        - (a) Nomination Letter
        - (b) Ballot Letter
- H. Bank Account Balance as of 3/5/2026
  - 1. \$44,440.59

### **III. Delinquent/Lien Accounts- Toni**

- A. 10 homes with a lien on their house
  - 1. Balance of \$13,204.95
- B. 5 homes have a balance based on the McKay Ledger
  - 1. Balance of \$6,927.50
- C. 16 homes have not paid 2025 dues
  - 1. Balance of \$11,252.50
- D. **Toni is to work on these letters.**
  - 1. **If you know you have a balance, please reach out to pay and/or set up a payment plan**

### **IV. Neighborhood Covenants - TJ**

- A. Parking
  - 1. We are aware it is an ongoing issue
- B. Grace periods for yards and maintenance until April 1st.
  - 1. If you need help with landscaping, yard work, or repairs, please contact the board via the Maintenance request on HOA Express.
  - 2. We want to help with things we can help with and have the supplies for.
  - 3. If you are willing to donate your time, also reach out to the board.
- C. Above-ground pools
  - 1. We are allowing above-ground pools
    - a) Have to be behind a fence, and not visible in any way

### **V. HOA Website - Toni**

- A. Check the checkbook register each month
- B. HOA Board Meeting Minutes
- C. Letter to the ones that are not on it, to try to get them on it
- D. Website: [unionstationcaleraalabama.com](http://unionstationcaleraalabama.com)

### **VI. Future events - Ron**

- A. Spring Fling/Chili Cook-Off
- B. Halloween dress-up contest?
- C. Christmas Contest
- D. Halloween Contest
- E. Grant for adding onto a home's driveway, possibly next year

### **VII. Final Word- Ron**