



MANAGEMENT
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The Village Homeowners
Midvale, UT 84047

March 15, 2024

Dear Homeowner:

This letter provides notice that the **Annual Village Homeowners Association Meeting** will be held on **Monday, April 1, 2024, starting promptly at 7:00 pm** at the **Ruth B. Tyler Public Library**, located at 8041 South Wood Street (55 West) Midvale, UT., and concluding no later than **8:30 PM**. If you are not able to attend the meeting in person, please refer to the attached Proxy Instructions and submit the Proxy as noted therein. The meeting will follow the same agenda, (see copy attached).

All Homeowners are encouraged to attend this important annual meeting.

The President and Directors on the Board will report on the Association condition and other pertinent matters, including **an increase** in the Monthly Assessment.

The Treasurer will report on the Association's financial condition and will review the 2024-25 operating budget, which is attached to this notice and may also be accessed on the website. **Your individual monthly assessment is increasing to \$280.00 this next operating year, starting May 1, 2024.**

The Association Officers and Directors have met and evaluated the budget and financial condition of the Association and after much deliberation, determined that the monthly assessment needs to be increased to **\$280.00** per month, as outlined on the attached operating Budget for 2024-25. The Board is pleased to announce however, that with this increase there will **NOT** be a need for any special assessments to fund on-going common area capital expenditures, as the common assessment includes the annual reinvestment (savings) necessary to fund any projected and/or anticipated capital projects, while remaining current on projected and increasing operating costs.

As of April 1, 2024, Trustees: Melissa Pennington, Steve Behrens and Jaline Zoun will have completed their two-year terms of office. The request for pre-nominations for three (3) two-year Board of Director positions is now closed. The Nominating Committee chaired by Mary Bullock (who has resigned from the Board) and the Village Board of Directors have pre-nominated and endorsed the following Homeowners to serve a two-year Board of Director position, Jeff Mungar, Nola Kotter, Jan Ryan, Jeslynn Bean and two Incumbent Board Members, Steve Behrens and Melissa Pennington, whose terms are up for reelection are also willing to serve for another two-year term on the Board, if elected. A short personal biographical sketch written by each nominee is attached to this notice, to enable homeowners to get to know the individuals' qualifications. There will be a call for nominations of qualified Members to serve on the Board at the meeting. If nominated and accepted, a qualified Member's name may be added to the ballot. There is one vote per household and only Owners (or their Proxy) are allowed at the annual meeting, see Association By-Laws (Article II 9).

Please note and carefully review the attached amendment to the CC&R's and which will be further reviewed and explained by the Board who fully endorses its passing by separate ballot at the 2024 Annual Meeting. When passed it will be recorded and become effective as of May 1, 2024.

We appreciate those Members who pay their Assessments on time and are current. Anyone who has a past due assessment balance will have your respective voting rights **Suspended** as per Article VII 1(b) of the Association By-Laws. If all current Assessments are paid prior to the meeting, which includes 2023-24 insurance assessment which was due by March 1, 2024, you will be able to vote.

Please contact us by visiting www.thevillage-hoa.com and/or by calling Dave or Jordan at **801-566-1411** with any questions.

THE VILLAGE HOMEOWNERS ASSOCIATION TRUSTEES

M&M MANAGEMENT

David E. Matheson,
Property Manager

Attachments