

# Victorian Village Home Owner Association

**P.O. Box 4543, Logan, UT 84323-4543**

**Managed by Brent Bevan, American Real Estate, LLC**

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**[Victorianvillagehoa.com](http://Victorianvillagehoa.com) (website)**

March 25, 2023

VV 2023 Discussion Points for 2023 HOA Mtg.WORD

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## **Discussion Points 2023 HOA Meeting for all Victorian Village Owners and Association Members**

### **MEETING, BUDGET and PARTICIPATION:**

We have requested suggestions for our 2023 HOA meeting but have had very little input. For this reason, we will continue to use printed and electronic communication in lieu of a physical meeting.

We actively request input from all members and hope to have everyone participate. We will take additional **input and responses from all members through April 15, 2023 and ask that everyone respond via email, fax, or mail.** The following documents will constitute meeting participation and reporting. Please refer to the 2022 minutes distributed last spring and to the following descriptions.

**EVERYONE PLEASE RETURN VOTING FORMS AND RESPONSES AS SOON AS POSSIBLE VIA EMAIL, FAX or US MAIL.**

It is proposed that the Minutes of the 2022 HOA Communications dated May 25, 2022 and posted to [www.victorianvillagehoa.com](http://www.victorianvillagehoa.com) be approved.

### **FINANCIAL INFORMATION:**

The financial statements for 2022, accompanied by previous year's figures for comparison, along with a proposed budget for 2023 are posted to [www.victorianvillagehoa.com](http://www.victorianvillagehoa.com) Please refer to them there.

Thanks to all of you for your help in keeping your fees paid and in cooperating with each other. As of 12/31/2022, we had only \$137.98 in past due HOA fees. All bills are paid and current, as they have been in previous years and the finances are in good condition.

In 2021, the members voted to use accumulated funds instead of raising HOA dues to cover rising costs due to inflation. We have continued to do so and are happy to note that we were able to keep the deficits below what we spent on capital improvements. We are in very good financial shape, HOWEVER, costs are rising quickly and while we have good reserves, we will not be able to continue with capital improvements or regular operations for very long without eliminating our reserves. Normal operations alone would require approx. \$13 per month, per unit fee increase to maintain our current financial position. Capital improvement expenditures are in addition to this amount.

Victorian Village HOA has not had a fee increase in 12 years. We can use up our reserves for a time, but when we reach the required minimums, the HOA fee increase will be substantial. The HOA Manager suggests that we increase HOA fees gradually in order to achieve a "Soft Landing".

It is proposed that the HOA fee be increased by \$5 per month beginning July 1, 2023, with an additional \$5 per month increase beginning January 1, 2024.

The HOA cash balance decreased approx. \$4,200 to \$79,290.85 from 12/31/2021 to 12/31/2022. We have a very high balance due to the sale of the property to Logan City in 2019 and excellent cost controls. We were able to get some additional parking spaces installed and are scheduled for four more in the spring. HOAs are required to have one year of expenses in reserve which is approx. \$30,000 so we are well capitalized but the capital improvements are very expensive.

It is proposed that the 2022 Financial Statements and 2023 Budget be approved.

#### **OFFICERS AND DIRECTORS:**

**Michelle Hoth and David Johnson** have fulfilled their two-year term of service as Directors. It is suggested that they be voted in for another two-year term. So far, no other candidates have volunteered, nor have others been nominated. It appears that the members are happy with the jobs that the officers are doing and we thank them for their service.

**Valerie Smith (President)** and **Wesley Elder (Director)** have completed one year of their term as of this letter and will have another year to serve through the 2024 HOA Meeting. We will operate with a four-person board if approved by the owners. In case of a tie vote by the officers, the three Directors would vote and decide the final outcome. (Note that in all votes by the Management Committee in recent years, the voting has been unanimous).

It is proposed that Michelle Hoth and David Johnson be re-elected for a two-year term as Directors of the HOA.

#### **CAPITAL IMPROVEMENTS:**

We were able to get the fence on the east side of 550 West replaced in 2021 and we have four new parking spots available for rent at the southwest corner of the project. Four more parking spots are in the works and we expect them to be completed this spring/summer on the North-West corner of the project. We are contemplating some gravel parking at the northeast corner of the project.

#### **PROPERTY MAINTENANCE AND IMPROVEMENT:**

The HOA exists to maintain the common areas of the HOA and to conduct business in behalf of the collective community. Maintenance and repair of **individual properties are the responsibility of the property owner** as is maintaining adequate casualty and liability **insurance** for each property. The maintenance and appearance of each unit affects the appearance and perception of the entire project and ultimately affects the value of each home in the project.

Several of the homes in Victorian Village have had badly flaking and peeling paint. Others have ugly, shaggy roofing. The HOA has asked property owners to repair and improve the properties. Most owners have complied, but some have just ignored the issues.

It is proposed that homes within the HOA with flaking/missing paint and/or curling/missing shingles have them repaired by May 31, 2023. A fine of \$5 per day to be issued beginning June 1, 2023.

**WEBSITE:** We have an HOA website for communication and distribution of information. HOA CC&Rs (Covenants, Conditions & Restrictions), Summary of Rules and Financial Statements may be viewed at [www.victorianvillagehoa.com](http://www.victorianvillagehoa.com).

#### **REMINDER OF RULES:**

Please go to the website and read all of the rules even if you have read them before and please help us all to enforce these rules. It will benefit everyone.

Every owner has agreed in writing to abide by the HOA rules. Please specifically see the SUMMARY OF RULES.

The membership voted to have all owners and managers of properties in Victorian Village HOA post the Summary of Rules inside the unit and to get tenants to sign that they have received and agreed to the rules. Furthermore, anyone desiring a hard copy can print them off from [victorianvillagehoa.com](http://victorianvillagehoa.com).

**For any violation** of HOA rules, whether by an owner, the owner's tenant, tenant's guests, etc. the **OWNER is responsible**. The owner will be notified once verbally. If correction is not taken within three (3) days, the OWNER will be notified in writing (posted on the property, emailed, faxed, or US Mail) and if the violation is not corrected within three days, the **owner will be fined \$10 per day** beginning the date of the written notification. Owners who do not feel that a violation is valid may appeal to the Board of Directors and a majority of the Board's vote will rule.

#### **SPRINKLERS:**

The sprinklers are working well for the most part. The new sections are doing well and we will continue to try to upgrade the system so that other areas needing improvement will receive the attention that they need. This is another area that we would like to renew our request for owner and resident monitoring and assistance.

Owners, please note and inform tenants that power outages may affect sprinkler timing. Please also note that there is no valid reason for anyone, especially children, to be messing with the sprinkler control boxes. Please inform the manager (435-512-2478) **DURING BUSINESS HOURS** or at [brentkbevan@gmail.com](mailto:brentkbevan@gmail.com) at any time if you notice people messing with the controls or to report areas being missed by the sprinklers.

#### **PARKING AND ACCESS/GARBAGE CANS:**

We have had a year of restricted street parking with the curb on the west side of 550 West painted red by Logan. We can't do anything about that, but we can implement a rule to have all garbage cans placed on the west (painted red side) side of the road so that parking is easier on the east.

It is Proposed that all garbage & recycling cans are to be placed on the West side of 550 West, with all owners informing their tenants of the rule.

We have recently relaxed enforcement of parking rules and provided opportunities for people to rent an extra parking space. The fee is \$30 per month for a space. Please contact the HOA Manager if you would like to rent a space and also to provide feedback on the current parking availability and enforcement.

Note also that any vehicle parked on the grass for any length of time and for any reason is subject to being booted, regardless of permit, request or excuse.

**All owners and their tenants must be informed of the HOA rules prior to occupying any unit within the Victorian Village Association. New Owners must sign a document prior to closing which described the parking rules and agreed to abide by the same. The manager does not have the authority to eliminate the rules and we ask everyone to pay attention and conform to the rules until they are changed by a majority vote of all of the owners.**

#### **SUMMARY:**

The Victorian Village HOA appears to be running very well. We can always improve and we hope that all owners and residents are striving for that goal. The real force of the HOA is all of the members working together and we hope that the information and services provided are beneficial to each of you. **Please participate and be involved in the HOA. We hope to hear from each person and to receive your votes and input.**

Respectfully Submitted, Brent Bevan, HOA Manager

**Owners:**

**1: Please go to [www.victorianvillagehoa.com](http://www.victorianvillagehoa.com).**

**2: Please read the Discussion Points and review the Financial Statements.**

**3: Return this form with your input to the manager who will compile the information and report it back to the Directors and Owners.**

**Please return in any of the following ways:**

**1: (email) [brentkbevan@gmail.com](mailto:brentkbevan@gmail.com) 2: (fax)1-800-399-0789 3: (US Mail) P.O. Box 4543, Logan, UT 84323-4543**

**Owners who are not able to access the internet and web page may request a copy of the documents to be mailed to them. See other side of this page for contact information.**

**See back of this page for voting form.**

**Please fill out the entire form and feel free to offer additional comments on this page, below:**

# VOTING AND PARTICIPATION FORM

Owners may participate in the HOA meeting by returning this voting form by one of the three options shown:

1: (email) [brentkbevan@gmail.com](mailto:brentkbevan@gmail.com) 2: (fax)1-800-399-0789 3: (US Mail) P.O. Box 4543, Logan, UT 84323-4543

Please do so prior to April 30, 2022.

See Discussion Points at [victorianvillagehoa.com](http://victorianvillagehoa.com)

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Please write your name, unit # (see front of envelope sent to you) and vote separately for each item shown below. Note that descriptions of voting items are underlined in the body of the forgoing report. Please return this sheet as your participation/voting form as shown above.

Owner Name (s) \_\_\_\_\_ Victorian Village Unit #(s) \_\_\_\_\_ (or address)

Owner Phone Number \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Owner email address \_\_\_\_\_

Owner Phone Number \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Owner email address \_\_\_\_\_

Yes      No      (Check one column of each line or write the word 'Yes' or 'No' on each line below)

A: \_\_\_\_\_ or \_\_\_\_\_ **Approve the minutes of the 2022 HOA Meeting.**

B: \_\_\_\_\_ or \_\_\_\_\_ **Approve Raising HOA fee to \$60 per month beginning 7/1/2023 then to \$65 per month beginning 1/1/2024.**

C: \_\_\_\_\_ or \_\_\_\_\_ **Approve the 2022 Financial Statements..**

D: \_\_\_\_\_ or \_\_\_\_\_ **Approve the 2023 Proposed Budget**

E: \_\_\_\_\_ or \_\_\_\_\_ **Michelle Hoth** to be a Director until the 2025 HOA Meeting.

F: \_\_\_\_\_ or \_\_\_\_\_ **David Johnson** to be a Director until the 2025 HOA Meeting.

G: \_\_\_\_\_ or \_\_\_\_\_ <<(fill name(s) in blank) to be a Director until the 2024 HOA Meeting.

H: \_\_\_\_\_ or \_\_\_\_\_ **Approve Requiring garbage & recycling cans to be place only on West Side of 55 West & impose fee for non-compliance.**

Owner's Signature/ Date verifying review of Discussion Points & Voting: \_\_\_\_\_/\_\_\_\_\_

Comments from owner: