

VICKSBURG VILLAGE HOMEOWNERS
BOARD OF DIRECTORS AGENDA
THURSDAY, SEPTEMBER 15, 2022, AT 2:00 PM

- A. CALL TO ORDER/PLEDGE OF ALLEGIANCE
- B. NOTE BOARD MEMBERS PRESENT:
 - a. ROSTER:
 - b. ABSENT:
- C. ANNOUNCE QUORUM OF BOARD OF DIRECTORS
- D. APPROVAL OF PREVIOUS MEETING MINUTES:
- E. READING OF THE TREASURER'S REPORT:
- F. ACC REPORT:
- G. OLD BUSINESS
 - a. Status of heater in pool area
 - b. Pump room leak
 - c. Water bill
- H. NEW BUSINESS
 - a. Preparation for Special Association meeting
 - b. Letters to owners regarding tree trimming
- I. ADJOURNMENT
- J. NEXT REGULAR MEETING: OCTOBER 20, 2022 AT 2:00 pm. All Board Meetings will be the third Thursday of each month at 2:00 PM unless otherwise noted (e.g., special meetings, or executive session immediately after the Annual Association Meeting.)

VICKSBURG VILLAGE HOMEOWNERS
BOARD OF DIRECTORS MINUTES
THURSDAY, JULY 21, 2022, AT 2:00 PM

A. CALL TO ORDER/PLEDGE OF ALLEGIANCE 2:05 PM

B. NOTE BOARD MEMBERS PRESENT:

- a. ROSTER: Mary Staudt, Wanda Cook, Don Hadley, Bob Brooks, Gwen Myers, Ron Ballard and Gloria Valentine
- b. ABSENT:

C. ANNOUNCE QUORUM OF BOARD OF DIRECTORS Yes

D. APPROVAL OF PREVIOUS MEETING MINUTES: Motion made by Mary Staudt; seconded by Bob Brooks. Motion carried.

E. READING OF THE TREASURER'S REPORT: Mary Staudt

F. ACC REPORT: Christine Klima reported six written requests all of which approved within 24 hours by majority of committee. The committee hopes home owners would advise them if anyone not following the rules.

G. OLD BUSINESS

- a. Dead bushes around utility boxes – only a few left which will be handled. Shrubs by clubhouse picnic table will also be trimmed in hopes they will begin to have new growth and improve appearance.
- b. Hot tub repair – parts in and repairs to be completed soon.

H. NEW BUSINESS

- a. Pool pump needs repaired. Will cost approximately \$3500 for labor and materials. Motion by Wanda Cook to repair; Mary Staudt seconded. Motion carried.
- b. Status of training for new office manager – doing well. She will not do notary duties. Christine Klima continues to do free notary service for residents of Vicksburg Village.
- c. 2022 Christmas party will be December 9th. Betsy Flett will be in charge and format will be the same as last year.
- d. Reserving Clubhouse for events – must give 60 day notice (reduced from 6 months). Bob Brooks made motion; seconded by Gloria Valentine. Motion carried.

I. ADJOURNMENT Gwen Myers made motion to adjourn; seconded by Gloria Valentine at 2:25 PM.

J. NEXT REGULAR MEETING: AUGUST 18, 2022 AT 2:00 pm. All Board Meetings will be the third Thursday of each month at 2:00 PM unless otherwise noted (e.g., special meetings, or executive session immediately after the Annual Association Meeting.)

**Board of Directors
Vicksburg Village Homeowners Association
Board Meeting**

Non-Board Member Sign In Sheet

Date: Sept. 15, 2022

ATTENDEES:

1. Mell Whiting
2. Cyndi L. Hall
3. Judy Wright
4. Anne Snellgrove
5. Dail Johnson
6. Linda Lorette
7. Tom Johnson
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____

VICKSBURG VILLAGE HOA - 2022 PERFORMANCE TO BUDGET REPORT
FOR 8 MONTHS ENDING AUGUST 31, 2022

		JULY		AUGUST		SEPT 2022		OCT 2022		NOV 2022		DEC 2022		YEAR TO DATE		% TO BUDGET		2022 BUDGET	
100 - ASSETS (CASH-CHECKING- SAVINGS- CD'S)																			
101	PETTY CASH (\$150 cap)	\$	94.65	\$	94.65									\$	182,807.46	66.6%	\$	274,429	
101.1	PETTY CASH OVER (+) OR SHORT (-)	\$		\$										\$					
102	BROADWAY BANK CHECKING - 9081	\$	24,070.37	\$	\$20,918.07									\$	161,440.00	66.7%	\$	241,920	
103	BROADWAY BANK SAVINGS - 7398	\$	964.55	\$	964.63									\$	1,250.00	71.4%	\$	1,750	
106	RESERVE SAVINGS - 0776	\$	9,397.57	\$	9,398.37									\$	117.46	118.6%	\$	99	
2201	BMB 5-YR CD #9360 + INTEREST	\$	45,054.86	\$	45,111.64									\$	-				
2202	BMB 30-DAY CD #9359 + INTEREST	\$	15,001.83	\$	15,003.72									\$	-				
	TOTAL - CASH-CHECKING-SAVINGS-CD'S	\$	94,583.83	\$	\$91,491.08									\$	162,807.46	66.6%	\$	244,429	
400 - INCOME																			
	ACCOUNT NAME	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JULY 2022	AUG 2022	SEPT 2022	OCT 2022	NOV 2022	DEC 2022	YEAR TO DATE	% TO BUDGET	2022 BUDGET			
401	MEMBER DUES (MONTHLY)	\$ 19,935.00	\$ 20,215.00	\$ 20,215.00	\$ 20,195.00	\$ 20,935.00	\$ 19,655.00	\$ 20,075.00	\$ 20,215.00					\$ 161,440.00	66.7%	\$ 241,920			
402	RESIDENT VACANT LOT FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -		\$ 660			
410	NEW RESIDENT TRANSFER FEE	\$ -	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ 375.00	\$ -					\$ -		\$ -			
412	INTEREST INCOME-88 SAVINGS & CD'S	\$ 0.25	\$ -	\$ -	\$ -	\$ 56.69	\$ 0.09	\$ 0.88	\$ 59.55					\$ 117.46	118.6%	\$ 99			
414	UNCATEGORIZED INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -		\$ -			
416	INTEREST INCOME - CD (#9499 PNCB #7500)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -		\$ 47			
418	INTEREST INCOME - CD (#9496 PNCB #3515)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -		\$ 25			
419	INTEREST INCOME - CD (#9495 PNCB #9303)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -		\$ 27			
	TOTAL - INCOME	\$ 19,935.25	\$ 20,215.00	\$ 20,715.00	\$ 20,195.00	\$ 21,366.69	\$ 19,655.09	\$ 20,450.88	\$ 20,274.55					\$ 162,807.46	66.6%	\$ 244,429			
500 - OPERATING EXPENSES																			
505	SALARY - OFFICE MANAGER	\$ 1,971.15	\$ 1,892.30	\$ 1,892.30	\$ 475.00	\$ -	\$ -	\$ 690.77	\$ 1,625.36					\$ 8,546.88	37.4%	\$ 22,880			
506	SALARY - OTHER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -		\$ 1,440			
510	BANK SERVICE CHARGE	\$ 151.04	\$ 116.92	\$ 188.84	\$ 117.19	\$ -	\$ 129.90	\$ 112.13	\$ 121.61					\$ 1,053.78	68.0%	\$ 1,550			
515	ACCOUNTING & AUDITING FEES	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 645.00	\$ 900.00	\$ 347.50	\$ -					\$ 3,692.50	57.7%	\$ 6,400			
520	LEGAL FEES	\$ -	\$ -	\$ 110.00	\$ 82.50	\$ -	\$ -	\$ -	\$ -					\$ 192.50	55.0%	\$ 350			
530	PAVROLL TAXES	\$ 168.73	\$ 161.98	\$ 161.98	\$ 40.67	\$ -	\$ -	\$ -	\$ 16.47					\$ 549.83	28.2%	\$ 1,950			
535	WORKMAN'S COMPENSATION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -		\$ 400			
540	TELEPHONE/INTERNET CONNECTION	\$ 225.03	\$ 225.03	\$ 230.05	\$ -	\$ 690.15	\$ 280.82	\$ 181.82	\$ 181.82					\$ 2,014.72	74.3%	\$ 2,710			
545	COMPUTER, SOFTWARE & REPAIR	\$ 76.70	\$ 284.73	\$ 16.23	\$ 16.23	\$ 16.23	\$ 368.56	\$ 523.37	\$ 222.94					\$ 1,524.99	58.7%	\$ 2,600			
550	INSURANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,063.21	\$ -					\$ 4,063.21	76.5%	\$ 5,312			
560	PRINTING, COPIES & POSTAGE	\$ 492.11	\$ 6.93	\$ 6.80	\$ 12.48	\$ -	\$ -	\$ 267.29	\$ 32.03					\$ 817.64	116.8%	\$ 700			
562	COPPER LEASE	\$ 306.50	\$ 306.50	\$ 306.50	\$ 306.50	\$ 306.50	\$ 306.50	\$ 306.50	\$ 306.50					\$ 2,452.00	70.1%	\$ 3,500			
565	KEYS AND LOCKS	\$ -	\$ -	\$ 174.82	\$ 183.00	\$ -	\$ -	\$ -	\$ -					\$ 357.82	715.6%	\$ 50			
570	FEES, DUES, LICENSES & PERMITS	\$ -	\$ -	\$ 5.00	\$ -	\$ -	\$ -	\$ -	\$ -					\$ 5.00	1.3%	\$ 400			
575	OFFICE SUPPLIES	\$ 105.75	\$ -	\$ -	\$ 113.32	\$ 59.54	\$ -	\$ -	\$ -					\$ 278.61	23.2%	\$ 1,200			
580	TAXES - REAL ESTATE	\$ -	\$ -	\$ 2,967.46	\$ -	\$ -	\$ -	\$ -	\$ -					\$ 2,967.46	86.6%	\$ 3,425			
581	TAXES - PERSONAL PROPERTY (COPPER LEASE)	\$ -	\$ -	\$ 160.51	\$ -	\$ -	\$ -	\$ -	\$ -					\$ 160.51	89.2%	\$ 180			
586	TRAVEL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -		\$ 110			
587	SECURITY - ALARM SYSTEM MONITORING	\$ 61.27	\$ 61.27	\$ 61.27	\$ 442.05	\$ -	\$ 110.15	\$ 55.09	\$ 30.30					\$ 821.40	91.3%	\$ 900			
588	ASSOCIATION EVENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51.96	\$ -					\$ 51.96		\$ -			
589	COMMUNITY RELATIONS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -		\$ -			
590	DIRECT DEPOSIT FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -		\$ 70			
	TOTAL - OPERATING EXPENSES	\$ 4,008.28	\$ 3,666.17	\$ 6,571.25	\$ 2,238.94	\$ 1,833.57	\$ 2,095.93	\$ 6,599.64	\$ 2,537.03					\$ 29,550.81	52.6%	\$ 56,127			

ACCOUNT NAME	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JULY 2022	AUG 2022	SEPT 2022	OCT 2022	NOV 2022	DEC 2022	YEAR TO DATE	% TO BUDGET	2022 BUDGET
600 - CLUBHOUSE EXPENSES															
610 CUSTODIAL CONTRACT	\$ 550.00	\$ 550.00	\$ 550.00	\$ 550.00	\$ 550.00	\$ 550.00	\$ 1,100.00	\$ -					\$ 4,400.00	68.3%	\$ 6,440
615 JANITORIAL SVCS (Stripping, Windows, Shades)	\$ -	\$ -	\$ -	\$ 50.00	\$ -	\$ 1,470.00	\$ -	\$ 300.00					\$ 1,820.00	64.9%	\$ 2,804
620 INTERIOR DECOR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58.37					\$ 58.37	24.3%	\$ 240
630 CLUBHOUSE SUPPLIES	\$ 13.98	\$ 16.87	\$ 179.98	\$ 50.86	\$ 16.67	\$ -	\$ 5.41	\$ 62.76					\$ 346.53	53.3%	\$ 650
635 BEREAVEMENT COMMITTEE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56.40	\$ -					\$ 56.40	18.8%	\$ 300
636 WELCOME COMMITTEE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -	0.0%	\$ 50
640 UTILITIES - WATER	\$ 40.49	\$ 42.76	\$ 51.52	\$ 84.30	\$ 280.69	\$ 84.30	\$ 84.30	\$ 90.38					\$ 758.74	42.2%	\$ 1,800
650 UTILITIES - ELECTRICAL	\$ 418.51	\$ 422.18	\$ 426.90	\$ 433.58	\$ 372.71	\$ 453.71	\$ 552.07	\$ 586.25					\$ 3,665.91	69.2%	\$ 5,300
655 UTILITIES - NATURAL GAS	\$ 1,143.27	\$ 1,335.31	\$ 1,477.52	\$ 1,082.81	\$ 478.96	\$ 465.08	\$ 264.52	\$ 358.69					\$ 6,606.16	110.1%	\$ 6,000
660 UTILITIES - SEWER & GARBAGE	\$ 90.51	\$ 88.24	\$ 79.48	\$ 46.70	\$ 46.70	\$ 46.70	\$ 46.70	\$ 139.98					\$ 585.01	25.4%	\$ 2,300
670 PEST CONTROL	\$ -	\$ 75.00	\$ -	\$ -	\$ -	\$ -	\$ 100.00	\$ -					\$ 175.00	53.0%	\$ 330
680 BUILDING MAINTENANCE & REPAIR	\$ 205.00	\$ -	\$ -	\$ 601.17	\$ 481.81	\$ 50.29	\$ 40.00	\$ -					\$ 1,338.27	44.6%	\$ 3,000
681 EQUIPMENT REPAIR/REPLACEMENT	\$ 80.78	\$ -	\$ 440.00	\$ -	\$ -	\$ -	\$ -	\$ -					\$ 560.78	11.2%	\$ 5,000
682 FURNISHINGS REPAIR/REPLACEMENT	\$ -	\$ -	\$ 1,139.94	\$ -	\$ -	\$ -	\$ -	\$ -					\$ 1,139.94	228.0%	\$ 500
TOTAL - CLUBHOUSE EXPENSES	\$ 2,542.54	\$ 2,530.36	\$ 4,345.34	\$ 2,899.42	\$ 2,227.54	\$ 3,120.08	\$ 2,249.40	\$ 1,596.43					\$ 21,511.11	62.0%	\$ 34,714
700 - SWIMMING POOL EXPENSES															
710 POOL CLEANING CONTRACT (T's)	\$ 870.00	\$ 870.00	\$ 870.00	\$ 870.00	\$ 870.00	\$ 950.00	\$ 950.00	\$ 950.00					\$ 7,200.00	66.7%	\$ 10,800
730 POOL MAINTENANCE (City Inspection, X-svc call)	\$ 115.00	\$ 524.19	\$ 115.00	\$ 115.00	\$ 315.00	\$ 257.27	\$ 134.95	\$ 115.00					\$ 1,691.41	52.9%	\$ 3,200
740 POOL EQUIPMENT REPAIR	\$ -	\$ -	\$ -	\$ -	\$ 3,800.00	\$ -	\$ 4,823.19	\$ -					\$ 8,623.19	107.8%	\$ 8,000
TOTAL - SWIMMING POOL EXPENSES	\$ 985.00	\$ 1,394.19	\$ 985.00	\$ 985.00	\$ 4,985.00	\$ 1,207.27	\$ 5,908.14	\$ 1,065.00					\$ 17,514.60	79.6%	\$ 22,000
800 - OUTSIDE MAINTENANCE EXPENSES															
820 LAWN & SHRUBBERY CARE (Contract-Addons As Needed)	\$ 6,600.00	\$ 6,600.00	\$ 6,600.00	\$ 6,600.00	\$ 6,600.00	\$ 6,600.00	\$ 13,200.00	\$ -					\$ 52,800.00	66.7%	\$ 79,200
830 SPRINKLERS - MAINTENANCE & REPAIR	\$ 105.00	\$ 210.00	\$ 75.00	\$ 412.00	\$ 285.00	\$ 300.00	\$ 1,918.80	\$ 2,291.35					\$ 5,597.15	40.0%	\$ 14,000
840 UTILITIES - OUTDOOR ELECTRICITY	\$ 85.29	\$ 85.29	\$ 85.29	\$ 85.20	\$ 85.29	\$ 84.29	\$ 84.29	\$ 85.29					\$ 680.23	56.7%	\$ 1,200
850 UTILITIES - OUTDOOR WATER	\$ 2,372.90	\$ 2,372.90	\$ 2,372.90	\$ 2,372.90	\$ 2,372.90	\$ 2,372.90	\$ 2,372.90	\$ 5,643.50					\$ 22,253.80	74.2%	\$ 30,000
860 LAWN FERTILIZER/FUNGICIDE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -		\$ -
870 COMMON AREA LANDSCAPING - CONTRACTOR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,953.00	\$ 295.00	\$ -					\$ 2,248.00	112.4%	\$ 2,000
872 COMMON AREA LANDSCAPING - COMMITTEE	\$ -	\$ -	\$ -	\$ -	\$ 84.66	\$ -	\$ -	\$ -					\$ 84.66	8.5%	\$ 1,000
875 SIGNS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -		\$ 2,200
880 EQUIPMENT RENTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -		\$ -
881 FLAGS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -		\$ -
882 PARKING LOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -		\$ 250
883 STREET LIGHTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47.55	\$ -					\$ 47.55	15.9%	\$ 300
TOTAL - OUTSIDE MAINTENANCE EXPENSES	\$ 9,163.19	\$ 9,268.19	\$ 9,133.19	\$ 9,470.10	\$ 9,427.85	\$ 11,310.19	\$ 17,918.54	\$ 8,020.14					\$ 83,711.39	64.3%	\$ 130,150
900 - CAPITAL EXPENSES															
910 CLUBHOUSE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -		\$ -
920 SWIMMING POOL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -		\$ -
930 OUTDOORS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -		\$ -
940 CONSTRUCTION COSTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -		\$ -
TOTAL - CAPITAL EXPENSES	\$ 16,699.01	\$ 16,858.91	\$ 21,034.78	\$ 15,593.46	\$ 18,473.96	\$ 17,733.47	\$ 32,675.72	\$ 13,218.60					\$ 152,287.91	62.7%	\$ 242,991
NET INCOME (LOSS)	\$ 3,236.24	\$ 3,356.09	\$ (319.78)	\$ 4,601.54	\$ 2,892.73	\$ 1,921.62	\$ (12,224.84)	\$ 7,055.95					\$ 10,519.55		\$ 1,438