

VICKSBURG VILLAGE HOMEOWNERS
BOARD OF DIRECTORS AGENDA
THURSDAY, JULY 21, 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. Dead bushes around utility boxes
- b. Hot tub repair

H. NEW BUSINESS

- a. Status of training for new office manger
- b. 2022 Christmas Party

I. ADJOURNMENT

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: July 21, 2022

ATTENDEES:

1. Andi [Signature]
2. Anne Snellgrove
3. Sharon [Signature]
4. Stamp
5. TOM & CYNTHIA WALLACE
6. Scott [Signature]
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
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15. _____
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17. _____
18. _____
19. _____

VICKSBURG VILLAGE HOMEOWNERS
BOARD OF DIRECTORS MINUTES
THURSDAY, JUNE 16, 2022, AT 2:00 PM

- A. CALL TO ORDER/PLEDGE OF ALLEGIANCE 2:00 PM by Vice President, Bob Brooks
- B. NOTE BOARD MEMBERS PRESENT:
a. ROSTER: Bob Brooks, Wanda Cook, Mary Staudt, Don Hadley, Gwen Myers and Gloria Valentine
b. ABSENT: Ron Ballard
- C. ANNOUNCE QUORUM OF BOARD OF DIRECTORS yes
- D. APPROVAL OF PREVIOUS MEETING MINUTES: Wanda Cook made motion; seconded by Don Hadley.
Motion carried.
- E. READING OF THE TREASURER'S REPORT: Mary Staudt
- F. ACC REPORT: Gloria Valentine read Christine Klima's report. Accepted.
- G. OLD BUSINESS
a. Kramer's needs to correct the bad floor cleaning. Don Hadley reported floor redone, no charge.
b. Status update on hiring new office manager. Still open; not current candidates.
c. Dead bushes around utility boxes – Wanda Cook reported working schedule in progress. Don Hadley reported trees trimmed for \$1,993.00. Letters to residence not yet sent as waiting list for trimming.
- H. NEW BUSINESS –
a. Office manager new hire is no longer available. Position still open.
b. Brush around fire hydrants a problem. Wanda Cook says email will be sent not to block.
c. Pool pump having problems, will cost about \$3500 to fix. Heater for pool area is \$7000.
d. Complaints about water temperature of pool.
- I. ADJOURNMENT – Don Hadley made motion; Wanda Cook seconded. 2:40 PM
- J. NEXT REGULAR MEETING: JULY 21, 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.)

ACCOUNT NAME	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JUL 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							\$ 3,300.00	51.2%	\$ 6,440
615 JANITORIAL SVCS (Stripping, Windows, Shades)	\$ -	\$ -	\$ -	\$ 50.00	\$ -	\$ 1,470.00							\$ 1,520.00	54.2%	\$ 2,804
620 INTERIOR DECOR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -	0.0%	\$ 240
630 CLUBHOUSE SUPPLIES	\$ 13.98	\$ 16.87	\$ 179.98	\$ 50.86	\$ 16.67	\$ -							\$ 278.36	42.8%	\$ 650
635 BEREAVENTMENT COMMITTEE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -	0.0%	\$ 300
636 WELCOME COMMITTEE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -	0.0%	\$ 50
640 UTILITIES - WATER	\$ 40.49	\$ 42.76	\$ 51.52	\$ 84.30	\$ 280.69	\$ 84.30							\$ 584.06	32.4%	\$ 1,800
650 UTILITIES - ELECTRICITY	\$ 418.51	\$ 422.18	\$ 426.90	\$ 433.58	\$ 372.71	\$ 453.71							\$ 2,527.59	47.7%	\$ 5,300
655 UTILITIES - NATURAL GAS	\$ 1,143.27	\$ 1,335.31	\$ 1,477.52	\$ 1,082.81	\$ 478.96	\$ 465.08							\$ 5,982.95	99.7%	\$ 6,000
660 UTILITIES - SEWER & GARBAGE	\$ 90.51	\$ 88.24	\$ 79.48	\$ 46.70	\$ 46.70	\$ 46.70							\$ 398.33	17.3%	\$ 2,300
670 PEST CONTROL	\$ -	\$ 75.00	\$ -	\$ -	\$ -	\$ -							\$ 75.00	22.7%	\$ 330
680 BUILDING MAINTENANCE & REPAIR	\$ 205.00	\$ -	\$ -	\$ 601.17	\$ 481.81	\$ 50.29							\$ 1,338.27	44.6%	\$ 3,000
681 EQUIPMENT REPAIR/REPLACEMENT	\$ 80.78	\$ -	\$ 440.00	\$ -	\$ -	\$ -							\$ 520.78	10.4%	\$ 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							\$ 17,665.28	50.9%	\$ 34,714
700 - SWIMMING POOL EXPENSES															
710 POOL CLEANING CONTRACT (T's)	\$ 870.00	\$ 870.00	\$ 870.00	\$ 870.00	\$ 870.00	\$ 950.00							\$ 5,300.00	49.1%	\$ 10,800
730 POOL MAINTENANCE (City Inspection, X-svc call)	\$ 115.00	\$ 524.19	\$ 115.00	\$ 115.00	\$ 315.00	\$ 257.27							\$ 1,441.46	45.0%	\$ 3,200
740 POOL EQUIPMENT REPAIR	\$ -	\$ -	\$ -	\$ -	\$ 3,800.00	\$ -							\$ 3,800.00		\$ 8,000
TOTAL - SWIMMING POOL EXPENSES	\$ 985.00	\$ 1,394.19	\$ 985.00	\$ 985.00	\$ 4,985.00	\$ 1,207.27							\$ 10,541.46	47.9%	\$ 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							\$ 39,600.00	50.0%	\$ 79,200
830 SPRINKLERS - MAINTENANCE & REPAIR	\$ 105.00	\$ 210.00	\$ 75.00	\$ 412.00	\$ 285.00	\$ 300.00							\$ 1,387.00	9.9%	\$ 14,000
840 UTILITIES - OUTDOOR ELECTRICITY	\$ 85.29	\$ 85.29	\$ 85.29	\$ 85.20	\$ 85.29	\$ 84.29							\$ 510.65	42.6%	\$ 1,200
850 UTILITIES - OUTDOOR WATER	\$ 2,372.90	\$ 2,372.90	\$ 2,372.90	\$ 2,372.90	\$ 2,372.90	\$ 2,372.90							\$ 14,237.40	47.5%	\$ 30,000
860 LAWN FERTILIZER/FUNGICIDE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -		\$ -
870 COMMON AREA LANDSCAPING - CONTRACTOR	\$ -	\$ -	\$ -	\$ -	\$ 84.66	\$ 1,953.00							\$ 1,953.00		\$ 2,000
872 COMMON AREA LANDSCAPING - COMMITTEE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ 84.66		\$ 1,000
875 SIGNS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -		\$ 2,200
880 EQUIPMENT RENTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -		\$ -
881 FLAGS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -		\$ 250
882 PARKING LOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -		\$ -
883 STREET LIGHTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -		\$ 300
TOTAL - OUTSIDE MAINTENANCE EXPENSES	\$ 9,163.19	\$ 9,268.19	\$ 9,133.19	\$ 9,470.10	\$ 9,427.85	\$ 11,310.19							\$ 57,772.71	44.4%	\$ 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							\$ 106,393.59	43.8%	\$ 242,991
NET INCOME	\$ 3,236.24	\$ 3,356.09	\$ (319.78)	\$ 4,601.54	\$ 2,892.73	\$ 1,921.62							\$ 15,688.44		\$ 1,438

