

Vicksburg Village Homeowners Association
Board of Directors Minutes
Thursday, July 20, 2023, at 2:00pm

- I. Call to Order / Pledge of Allegiances** - Tom Johnson, President
- II. Roll Call** - Tom Johnson, Ron Ballard, Linda Lavretta, Gloria Valentine, Judith Wright, Don Hadley, Gwen Myers absent - Quorum met.
- III. Approval of Agenda** -Linda Lavretta moved; seconded by Gloria Myers - passed.
- IV. Open Forum**
 - a. Lauren and Carmen Garza, 447 Vicksburg Ave- Problem with irrigation not working and very slow response from HOA to fix. Electrical issues and repair man unavailable. Tom Johnson to review. Leah to respond to emails more promptly. Cindy Wallace recommended a quicker response.
 - b. Carolyn MacAskie 411 Fitch- asked about \$10,000 lawsuit payment. Tom Johnson to report.
- V. Approval of last meeting minutes**- Moved by Linda Lavretta; seconded by Judith Wright - minutes approved.
- VI. Presentation of Reports**
 - a. Treasurer's Report- - \$10,000 payment to Bruch lawsuit discussed and Tom and Judy to follow up. All bills paid and balanced. Spectrum bill increased. Quick Books fee charged. Clubhouse air conditioner repair, Florian drainage clean out paid, Sharon Nole's irrigation flood paid. Linda Lavretta moved and seconded by Gloria Valentine, report approved electronically via email Judy later discussed and will review changes in CDs for better investment returns. Will report at the next meeting. Judy sent an electronic email CD proposal on 7/20/2023 at 4:09 pm to all BOD to close both CDs and combine them into a new 6-month CD at the best rate available at 4.25%. This proposal was approved electronically via E-mail by Tom, Don, Gloria,Gwen,Linda, and Judy which is a quorum.
 - b. Managers' Report- Tom Johnson read the attorney's letter and reported Bruch case was dismissed due to agreed settlement. Insurance is still being processed and most of the attorney's fees should be covered.
 - c. ACC Report- Since June 15, 2023, board meeting your ACC Committee has had five requests for property upgrades /improvements.A majority of your committee members approved all of them within 24 hours. Rumor has it that we are replying too quickly so please thank your fellow residents for our diligence in carefully reviewing each and every request! They are Bonnie Flory, Sherrill Hutson, Don Killmer, Billy Ponce, and Dean Reynolds.
Submitted by Christine Klima, chair. Read into minutes by Linda Lavretta.
- VII. Old/ Unfinished Business**
 - a. Tom submitted an estimate from Michael Fiedler to do work. Estimate to be attached to minutes. Linda moved and Ron seconded, approved this proposal.
 - b. Two T posts and two no trespass signs to be added. Tom to do. Linda moved and Ron seconded, motion approved. Michael Fiedler may provide orange plastic safety fencing.
 - c. Mir Gardens estimate for cleanup behind 1236 Victory Lane. Current estimate to be attached to minutes. Linda requested a more detailed work description in the estimate. Ron asked for another bid on work. Michael Fiedler suggested for the second bid.
- VIII. New Business**-
 - a. Clubhouse cleaning- Tom prepared VV Clubhouse Facility Cleaner's Duties (see attached.) Tom to schedule an interview with Ramona Curtis. Retiring cleaner was paid \$550/mo. The BOD is invited to the interview.

- b. Office Hours- Beginning August 14, 2023, Leah's hours will change to Tuesday and Thursday 12-3pm. Monday and Wednesday will remain 8am-2pm. Gail Johnson volunteered to answer the phone if needed.

IX. Adjourn - Linda Lavretta moved; Gloria Valentine seconded. Motion carried at 2:50pm

Next Regular BOD Meeting- Thursday, August 17, 2023, 2pm, VVHOA Clubhouse

Gmail

Tom Johnson <tortuga103@gmail.com>

You received a new estimate! (#000262)

1 message

Mir Garden <messenger@messaging.squareup.com>

Wed, Jul

Reply-To: Mir Garden

<CAESQhloOTlyXzdhYzgzZTdILTRmZTAiNDkwOS04NDMOLWEONDM1ZDMOMDQyMBoLYzo1ODlyNOYzNTkiCW11c3NlbnRlcilg149ZKTcac+6LBoV+mtlwsExR+uJMRipToALvXXPVhc=@re
To: tortuga103@gmail.com



Mir Garden

New Estimate

\$2,350.00

Estimate

View Estimate

Estimate #000262 sent

July 12, 2023

Customer

Tom Johnson
tortuga103@gmail.com
979-299-8557
1236 Victory Lane
Kerrville , Texas 78028

Message

We look forward to working with you.

Dirt **\$70.00**

Labor **\$2,280.00**

- remove debris dead limbs and mulch from discussed area
- In low spot plant 2 Oleanders to help with erosion and diversion of water
- cut back dead limbs in cedar as discussed

Subtotal **\$2,350.00**

Total **\$2,350.00**

Mir Garden

Vicksburg Village Clubhouse Facility Cleaner's Duties

Once a week

Once a month

In Clubhouse

- Wipe down tables and countertops in club house
- Wipe countertops in kitchen
- Empty trash
- Dust
- Vacuum
- Dust mop
- Mop floors with vinegar in water

Bathrooms

- Dust mop
- Mop with vinegar in water
- Clean toilets
- Check and refill paper towels and toilet paper as needed
- Clean showers
- Check shower curtains*

Pool area

- Dust mop
- Mop with vinegar in water
- Wipe down windows and doors
- Clean shower

Office

- Dust
- Dust mop
- Mop with vinegar in water
- Empty trash

Clubhouse

- Clean under window shades

Bathrooms

- Change shower curtains*
- Clean Bathmats

Estimate to reinstall chain barrier:

I propose to provide materials and labor to set a 6"inch x 6"inch pressure treated post in a 10"inch minimum diameter hole to be dug a minimum of 36"inches-filled around post with 3000psi concrete deep to support existing chain. Post will have 1ea. 1/2"x 13" in. Zinc Carriage Bolt to be attached to new post with 1/2" in. Lock Washer Zinc/ 2-ea. ZincNut/ 1/2" in. Flat Washers.

\$329.80

Michael Fiedler
PO Box 1330,
Center Point, TX
78010
830-739-8880

NOTE: Michael also suggested we put in a few T-Post and he would give us some orange plastic safety fencing.