

VICKSBURG VILLAGE HOMEOWNERS
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, MARCH 17, 2022, AT 2:00 PM

A. CALL TO ORDER/PLEDGE OF ALLEGIANCE 2:00 PM

B. NOTE BOARD MEMBERS PRESENT:

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

C. ANNOUNCE QUORUM OF BOARD OF DIRECTORS - yes

D. APPROVAL OF PREVIOUS MEETING MINUTES

Wanda made a motion to approve; seconded by Don Hadley. Motion carried.

E. READING OF THE TREASURER'S REPORT

- a. The three (3) Certificates of deposit at PNC Bank have been transferred to Broadway Bank so they can be monitored. Gloria asked that the documenting paperwork be made available if any questions in the future. All agreed.
- b. Last month a question was presented regarding Petty Cash. There should be an amount entered into monthly budget report as to what is on hand and total of receipts as of date of Budget report. Ron agrees we have too much money in Petty Cash and this item is still in progress.

F. ACC REPORT: Per Christine Klima's reports there were two written requests since the February BOD meeting. Both were approved in writing within 24 hours and approved by a majority of the committee members.

G. CLUBHOUSE COMMITTEE REPORT

H. OLD BUSINESS

- a. As of January 2022, due to a change in Texas law, the ACC Chairperson may not be a Board of Directors Member.
 - i. STILL IN PROGRESS – This will be incorporated into the bylaws next year. Because our CC&Rs and Bylaws are registered with the county, we have until June to register the amended bylaws. We will be working with our attorney (who has already been contacted about this) on the exact wording required (which will not be available until after the first of the year).
 - ii. STILL IN PROGRESS – Don Killmer is still exchanging emails with our attorney. Example is we are responsible for front yard mowing, trimming, fences, signs, religious statuary, etc. would make that more expensive or just not practical. Set aside to see how assigned. Per Don our attorney says be careful in wording.

b. STILL IN PROGRESS – An objection to the current policy of maintaining an arbitrary cash reserve, rather than a planned method of protecting our aging assets was raised. This was at the discussion level (no motion was made) and further discussion was deferred until the February Board meeting. Meanwhile, Don Killmer will find out from our attorney if there is a legally required minimum. No real answer from the attorney at this time.

c. STILL IN PROGRESS – Office Manager task list (start of job description project)
i. List of duties/functions of office manager presented to board members with the directions to review and be ready to discuss at next BOD meeting.

d. STILL IN PROGRESS – New procedures for paying Bills. Don, Gwen and Ron to meet to discuss procedures.

e. STILL IN PROGRESS – Gwen Myers, Treasurer, will be added as third signatory at Broadway Bank. This has already been completed.

f. STILL IN PROGRESS – Pool Security lock and rekeying clubhouse. Ron and Wanda have been working with a locksmith to determine best solution. After lots of discussion it was decided that Don Hadley would get with the city for a copy of the rules governing pool protection. Tabled until next meeting.

g. STILL IN PROGRESS – Heating in Pool area. After a review of the three (3) bids Don Hadley made a motion to accept Bosworth's bid. Wanda seconded motion. Motion carried.

J. NEW BUSINESS

a. Mold in air intakes. Ron explained this is not mold but dirt. Gwen made a motion to check into the cost of cleaning the intake units; Wanda seconded. Mary suggested we identify if dirt or mold. Tabled at this time.

b. Annual financial audit – Since the monthly report had some discrepancies it was suggested we get an audit report from Kerr Business for January, February and March. An audit committee can then review before the next meeting.

K. ADJOURNMENT – Wanda made a motion to adjourn; seconded by Don Hadley. Motion carried. Meeting adjourned at 3:40 PM.

L. NEXT REGULAR MEETING: APRIL 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.)