

Vicksburg Village Homeowners Association
Board of Directors Minutes
Thursday, July 18, 2024, at 2:00pm

- I. Call to Order / Pledge of Allegiance** – Tom Johnson
 - II. Roll Call** –Present were Tom Johnson, Linda Lavretta, Gloria Valentine, Judy Wright and Tim Sheets. Absent were Fred Fraley and Gwen Myers-Quorum met.
 - III. Approval of Agenda** – Linda moved, Tim seconded, approved.
 - IV. Open Forum** – Carolyn MacAskie reported the mailbox notice holder on Fitch is broken and needs repair. Tom to arrange repair.
 - V. Approval of June 2024 meeting minutes**- Judy moved, Tim seconded, approved.
 - VI. Presentation of Reports**
 - a. Treasurer’s Report – Judy reported all bills received & paid. The \$100,000 CD will mature 7/24/24. Judy moved to renew it and increase by \$20,000 from our savings. Linda seconded. Approved.
 - b. President’s Report – Tom met with our attorney July 12, 2024. He confirmed the legal definitions of the two common areas named in our CC&R’s which are the clubhouse and the property around the zero lot homes just down from the clubhouse. The lawyer said three properties are buffer areas. The last property is the vacant lot on Vantage Circle. Two other vacant lots on Vantage Circle to be sold by the builder. Property by Larry Stamp’s house was deeded to the city of Kerrville in 2001 and can be found on county clerks’ website, book 1110, page 715, and is not common area. Tom reported our work on new HOA laws, and the lawyer said no one has done HOA fine matrix yet. Area on Gloucester by mailboxes not common area.
 - VII. Committee Reports**- Linda reported no activity by general clubhouse. No report from Mary Ellen Terry on Election Committee. Gail read a report on CC&R committee which plans to make recommendations in August 2024 for review and approval of a fourteenth amendment. Christine read a report from ACC which had one request for an upgrade, two replacement requests, and began work on three trimming projects. She will hire a contractor for common areas which might also be used by homeowners to meet CC&R tree trimming requirements. Tim has the name of contractor for tree work. Committee reports to be filed electronically to Linda. Tom to work on options to solve standing water on clubhouse sidewalk to prevent any liability issues.
 - VIII. Old / Unfinished Business** – None
 - IX. New Business**- None
 - X. Adjournment** – Linda moved, and Tim seconded, motion passed at 2:20pm.
- Next Regular BOD Meeting** –Thursday August 15, 2024, at 2pm, VVHOA Clubhouse.