

Vicksburg Village Homeowners Association
DRAFT Board of Directors Minutes
Thursday, February 20, 2025, at 2:00pm

- I. Call to Order / Pledge of Allegiance** – Tom Johnson
- II. Roll Call** – Present were Tom Johnson, Jan Parten, Dean Seals, Tim Sheets, and Cindy Breen. Quorum met.
- III. Approval of Agenda** – Cindy moved, Tim seconded, approved.
- IV. Open Forum** – No HOA members present requested time to express their concerns *at this point* in the agenda. A concern by Mary Staudt was later expressed under new business.
- V. Approval of January 25, 2025, meeting minutes** – Tim moved, Cindy seconded, approved.
- VI. Presentation of Reports**
 - a. Treasurer's Report – Copies of HOA Balance Sheet and Budget Sheet for FY25 which reflected Budget vs. Actuals were provided at the meeting. Cindy noted that all bills were paid and account balanced. She further provided clarification as to what might appear as a discrepancy on the Budget Sheet (budget-3rd column vs. actual-1st & 2nd columns). Specifically, Cindy reported that the new financial software divides the FY2025 budget into 12 equal monthly amounts and the actuals for January reflect rollovers from December 2024. This rollover from December 2024 into January 2025 may give an appearance of being overbudget, but we are not as it only reflects how the software is set-up.
 - b. President's Report –
 - 1) Tom read the names of each of the proposed 2025 committee members including those named as Chairs. During the read, Tim was added to the General Maintenance Committee with Tom serving as Chair.
 - 2) After reading all standing committee members, Tom requested approval to add a new committee (Technology Committee) comprised of himself, Steve Lehman and Dean Seals.
 - 3) Tom reported that all steps to the pool had been replaced in January due to damage.
 - c. Committee Reports- ACC Report was presented by Chair, Christine Klima. Reported two actions: one neutral paint trim approved, and another was small area of front lawn replaced grass with rock. She happily reported all necessary trees have been trimmed to meet current standards. However, she requested that the new “tree language” in the CC&R's be included in the next HOA newsletter. No other committees reported.
- VII. Old / Unfinished Business** – None
- VIII. New Business** –
 - a. Ratification of standing and new committees. It was then noted that no chair for the Welcome Committee had been named on the proposed. Laurie Sheets was

named as Chair. A motion to approve the membership, including chairs, of the standing and new committees was made by Tim, Cindy seconded, approved.

- b. Homeowner, Mary Staudt, requested an update regarding the water leak on Fitch Street. Tim reported that the plumber had been called and the leak was in process of being repaired. Mary expressed a concern as to who would bear the costs of the increased water usage. Tom indicated the HOA would.

IX. Adjournment – Tim moved, Cindy seconded, approved at 2:26pm

Next Regular BOD Meeting – Thursday March 20, 2025, at 2pm,