

**Vicksburg Village Homeowners Association  
Board of Directors Minutes  
Thursday, March 20, 2025, at 2:00 p.m.**

- I. Call to Order / Pledge of Allegiance** – Tom Johnson
- II. Roll Call** – Present were Tom Johnson, Cindy Breen, Gwen Myers, Tim Sheets, Larry Stamps and Jan Parten. Quorum met.
- III. Approval of Agenda** – Tim moved, Larry seconded, approved.
- IV. Open Forum** – *Each resident present may express their concerns for up to five (5) minutes. No one present requested time to speak.*
- V. Approval of February 20, 2025, meeting minutes**- Cindy moved, Gwen seconded, approved.
- VI. Presentation of Reports**
  - a. Treasurer’s Report – Cindy reported that she had reviewed the budget and balance sheet with all bills paid and accounts balanced. Copies of the budget and balance sheet were available for all present.
  - b. President’s Report –
    - 1. Tom indicated that the pool was close to or at overflow stage with the water level currently at the rim. He noted it may be an overactive sensor. The contractor has been called and repair work should begin soon.
    - 2. Tim discussed the state of the HOA sprinkler system across the village properties. A list of leaks and/or sprinkler heads that either need to be repaired or replaced has been created. The HOA plumber has the list. There is a significant leak at the entry corner to the Village. This zone will remain shut off until repaired impacting some residences on Fitch St. as they are in the same zone. Tim is confident that all other zones (with the exception noted) would be turned on the week of March 24. Tim confirmed Kerrville remains at Stage 3 water restrictions which limits outdoor watering to only once, two days per week. Last year the City of Kerrville approved the VVHOA for both a.m. AND p.m. watering since all the properties cannot be watered during the limited morning/evening hours. Hopefully, the City will approve again. Tom remarked that given the current drought conditions we might be moving to Stage 4 soon so having some watering before then will be helpful.
- VII. Reports**
  - a. Sharon Nole (Member, Clubhouse Decorating Committee) reported on the current Mardi Gras decorations. She indicated the current décor will be changed out on March 28 and Easter decorations will go up.
- VIII. Old / Unfinished Business** – None
- IX. New Business** –
  - a. Larry reported a window cleaner had approached him who would clean clubhouse windows for \$7/each which seemed like an exceptional rate. The clubhouse has 36 windows. Further, the unnamed cleaner, indicated he might give the HOA an

even a better rate if given a bid to clean them quarterly. These are the outside windows only.

**X. Adjournment** – Cindy moved, and Gwen seconded, approved at 2:13 p.m.  
**Next Regular BOD Meeting** –Thursday April 17, 2025, at 2pm, VVHOA Clubhouse.