

**Vicksburg Village Homeowners Association**  
**Board of Directors Minutes**  
**Thursday, April 17, 2025, at 2:00 p.m.**

- I. Call to Order / Pledge of Allegiance** – Tom Johnson
- II. Roll Call** – Present were Tom Johnson, Cindy Breen, Dean Seals, Tim Sheets, Larry Stamps and Jan Parten. Quorum met.
- III. Approval of Agenda** – Cind moved, Tim 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, Tim seconded, approved.
- VI. Presentation of Reports**
  - a. Treasurer's Report – Cindy reported that she had reviewed the budget and balance sheets. She noted that Line 830 (Sprinkler Maintenance & Repair) on the budget sheet reflected that we were over the 2025 budgeted amount. Cindy explained that delayed invoicing from service providers in 2024 had resulted in a less than accurate budget projection for 2025. Otherwise, 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 the valve causing the pool to be near overflow stage had been repaired. During valve work, a few small leaks were discovered and repaired. Additionally, Tom reported he had purchased four new globes for the outdoor lamps and had installed three of them with one held in reserve.
- VII. Reports**
  - a. Christine Klima (Chair, Architectural Control Committee) reported for the months of March and April since she was unable to attend last month's meeting.
  - b. During this time, six written requests had been received and approved:
    - i. paint house trim with similar color to match existing;
    - ii. screen-in a back porch;
    - iii. plant a new tree to replace old, plus some additional greenery;
    - iv. construct a 6 foot wood fence which can be seen from street, corner lot in backyard; and
    - v. landscape entire front lawn/yard to become fully rock design along with sprinkler system being disconnected.
  - c. Christine complimented the ACC for its work.
- VIII. Old / Unfinished Business** – None
- IX. New Business** – None
- X. Adjournment** – Tim moved, and Cindy seconded, approved at 2:11 p.m.

**Next Regular BOD Meeting** – Thursday May 15, 2025, at 2 pm, VVHOA Clubhouse.