

**Vicksburg Village Homeowners Association**  
**Board of Directors Minutes**  
**Thursday, June 19, 2025, at 2:00 p.m.**

- I. Call to Order / Pledge of Allegiance** – Tom Johnson
- II. Roll Call** – Present were Tom Johnson, Cindy Breen (via phone), Gwen Myers, Tim Sheets, Larry Stamps and Jan Parten. Quorum met.
- III. Approval of Agenda** – Tim moved, Gwen seconded, approved.
- IV. Open Forum** – *Each resident present may express their concerns for up to five (5) minutes. One resident requested to speak.*
  - a. Gail Johnson – Expressed her praise and gratitude for how well the HOA committees and Board are currently functioning.
- V. Approval of May 15, 2025, meeting minutes** – Tim moved, Gwen seconded; approved.
- VI. Presentation of Reports**
  - a. Treasurer's Report – Cindy reported that she had reviewed the budget and balance sheets. She indicated all bills paid. Copies of the budget and balance sheet were available for all present.
  - b. President's Report –
    - 1. Committee Vacancies- Tom noted there are currently two committee chair vacancies for Elections and for Librarian.
    - 2. Recruitment Update-
      - a. Tom reported that the recruitment to fill the Office Manager position was progressing. Job postings were placed on HOA website, Kerrville Daily Times & Indeed.
      - b. Recruitment sources garnered (as of current date) 44 resumes with 21 applicants not meeting minimum qualifications (immediately non-selected); 23 remaining were screened for how well qualified. Of these, 10 were forwarded and reviewed by Search Subcommittee (Tom, Cindy and Jan) with 5 selected for phone interview, but 2 withdrew/non-responsive; 3 remaining applicant to be interviewed the following week.
    - 3. Committee Reports –
      - a. Christine Klima (Chair, Architectural Compliance Committee)
        - i. Chris expressed, as friendly reminder to homeowners, the importance as well as courtesy to inform neighbors on both sides what changes you may be making to your property.
        - ii. Chris also requested that if homeowner see someone's exterior home project being started that differs from Village norms to “please, please” contact an ACC committee member.

iii. She further reported that 4 requests had been forwarded by homeowners for approval to the committee. All requests below were approved.

1. Replace drainage channel between two homes currently constructed of old railroad ties with cemented concrete block.
2. Improve rear yard with dirt fill, rock and brick boarders on Yorktown similar to neighbor's.
3. Paint exterior and new front door to match existing color.
4. Add small shed at rear of home and new garage door.

**VII. Old / Unfinished Business** – None

**VIII. New Business**

- a. 306 Vantage Circle – three lots were previously available. Two were sold to Cocky Rooster Construction. One lot remaining was appraised by Fore Properties who suggested set asking price between \$45-\$48,000. Tom recommended the lot at 306 be put up for sale with an asking price of \$48,500.
  - i. Tim made a motion to sale 306 Vantage Circle in Vicksburg Village, Gwen seconded, motion approved.

**IX. Adjournment** – Gwen moved, Tim seconded, approved at 2:31 p.m.

**Next Regular BOD Meeting** – Thursday July 17, 2025, at 2 pm, VVHOA Clubhouse.