

Vicksburg Village Homeowners Association
Board of Directors Minutes
Thursday, July 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, Gwen Myers, Dean Seals, 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. Gerry Stamps – Gerry informed the Board that she and Larry (husband) had volunteered to maintain the HOA Library. She indicated no changes were to be made to the Library's current regulations; however, she noted that all books in the Library published before 2022 were to be purged. Tom (Chair) thanked Gerry and Larry for agreeing to volunteer their service to the HOA.
- V. Approval of June 17, 2025, meeting minutes**- Cindy moved, Gwen seconded; approved.
- VI. Presentation of Reports**
 - a. Treasurer's Report – Cindy reported nothing new to mention regarding 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. Recruitment Update-
 - a. Tom introduced Scott Harless as the new Vicksburg Village HOA Office Manager. Scott was present for the introduction and noted his pleasure in assuming the position.
 - b. Tom then indicated that he and Tim had been in contact with the Kerrville Water Department regarding the Vicksburg Village HOA non-compliance with the city's Stage 3 water restrictions for designated hours/days. Tim visited the Water Department Office and learned there is a new Department Head. Tim explained to the new Department Head that the HOA sprinkler system is on one meter but with multiple valves. Given this unique arrangement, he further explained that all HOA lawns cannot be watered within the designated times. The new Head has asked to take a tour of Vicksburg Village before approving/extending the existing exemption to the City's designated days/times for sprinkler systems.
 - 2. Committee Reports –
 - a. Christine Klima (Chair, Architectural Compliance Committee)
 - i. Chris reported two official requests had been received with one request for exterior painting and one request for adding

gutters and changing a garage door. Both requests had been approved.

- ii. Chris re-emphasized the importance of homeowners who see someone's exterior home project being started that may differ from Village norms to please immediately contact an ACC committee member.

VII. Old / Unfinished Business – None

VIII. New Business

- a. Cocky Rooster Construction submitted to the ACC house design plans for the two lots they own at 305 and 309 Vantage Circle. Blueprints of the design plans for both homes were available for viewing by all present at the meeting. The homes are currently being built on "spec".
 - i. Chris (ACC Chair) noted the design plans for both "spec" homes had been reviewed by the committee and they had no concerns. The ACC, therefore, had forwarded the plans to the Board for its approval.
 - ii. Cindy motioned to approve the house design plans for 305 and 309 Vantage Circle as submitted by Cocky Rooster Construction. Tim seconded the motion. The motion was unanimously approved by the Board.

IX. Adjournment – Cindy moved, Tim seconded, adjourned at 2:19 p.m.

Next Regular BOD Meeting –Thursday July17, 2025, at 2 p.m., VVHOA Clubhouse.