

Vicksburg Village Homeowners Association
Board of Directors Minutes
Thursday, August 21, 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** – Cindy moved, Tim seconded; approved.
- IV. Open Forum** – *Each resident present may express their concerns for up to five (5) minutes. No residents formally requested to speak.*
- V. Approval of July 17, 2025, meeting minutes** – Tim moved, Larry seconded; approved.
- VI. Presentation of Reports**
 - a. Treasurer's Report
 - a. Cindy indicated "all is well" with HOA accounts. Copies of the budget and balance sheet were available for all present.
 - b. Cindy reported that HOA funds would be more productively managed by transferring money from our accounts where little or no interest is earned into our current CD where interest earned is larger, faster, and better. Cindy, therefore, motioned to transfer \$25,000 from the Vicksburg Village HOA accounts into our current CD and, further motioned, to renew the current CD. Tim seconded the motion; approved.
 - b. President's Report –
 - 1. Tom indicated there was not much to report except regarding lawn watering and turned to Tim for an update.
 - a. Tim reported that the City had officially changed its water restriction status from Stage 4 to Stage 2. This change prompted him to turn all the sprinkler system valves back on. Tim said he believes all valves are back on but if your valve was missed to please let him know. Lawn watering will commence on Saturday morning.
 - 2. Committee Reports –
 - a. Christine Klima (Chair, Architectural Compliance Committee)
 - i. Chris reported four official requests had been received since the July meeting. These requests consisted of:
 - 1. Inserting a small rectangle of artificial turf in a Fitch St. alcove, unseen from street.
 - 2. Repainting with neutral colors a wrought iron fence and home exterior.
 - 3. Addition of new front yard plants including a Pride of Barbados.
 - 4. Reworking front yard materials for beautification.

- ii. Chris noted these four requests were discussed and approved by the ACC. She re-emphasized the importance of homeowner's informing a member of the ACC about any potential architectural/landscape changes. Chris said the ACC responds quickly to all notifications/reports.
- iii. Chris indicated the ACC was surprised by a home's garage door having been painted dark brown/black with an ivory trim in violation of rules and without prior approval. She subsequently discussed the violation with the deceased's relatives. Upon their review and with further discussion, the ACC decided they liked the change and approved it. Their discussion prompted Chris, as ACC Chair, to rethink committee rules and whether some should be updated to align more with current trends. She requested those present and other homeowners who have opinions regarding 451 Florian to let her know. A meeting between the ACC and President will then follow to discuss input received.
- iv. Two homeowner complaints regarding dogs were also received by the ACC. One complaint related to homeowners' not thoroughly removing their dog poop from lawns and another complaint related to dog pee staining lawns. In response to these complaints, the ACC will review rules and consider options including the possibility of a community dog run area.

VII. Old / Unfinished Business – None

VIII. New Business – No official new business; however, Gail Johnson (present at the meeting) spoke to formally thank Gerry and Larry Stamps for their excellent work in updating and now maintaining the HOA Library.

IX. Adjournment – Cindy moved, Tim seconded, adjourned at 2:11 p.m.

Next Regular BOD Meeting – Thursday, September 18, 2025, at 2 p.m.; VVHOA Clubhouse.