

Vicksburg Village Homeowners Association
Board of Directors Minutes
Thursday, September 18, 2025, at 2:00 p.m.

- I. Call to Order / Pledge of Allegiance** – Tom Johnson
- II. Roll Call** – Present were Tom Johnson, Cindy Breen, 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 one present requested time to speak.*
- V. Approval of August 21, 2025, meeting minutes** – Tim moved, Larry seconded, approved.
- VI. Presentation of Reports**
 - a. Treasurer's Report** – Cindy indicated “all is good, bills paid” with HOA accounts. Copies of the budget and balance sheet were available for all present. Cindy reported the \$25,000 transfer of HOA funds into an IRA account has been delayed until the end of September. There is a 10-day window in which to make the transfer beyond the September 30 date. Based on research conducted by Tom, this slight delay allows for determining/receiving the best available interest percentage rate either on a new IRA or a transfer to our existing IRA.
 - b. President's Report** – Tom indicated he had nothing new to report except what is presented under “New Business.”
 - c. Committee Reports** –
 - 1. Chris Klima (Chair, Architectural Control Committee) indicated no formal requests had been submitted since last month’s report. There was, however, a black metal fence added to a homeowner’s property that had not been requested nor approved by the ACC. Chris met with the homeowners and emphasized their responsibility to make a formal request for such an addition and **not** proceed without ACC approval. She also reported the ACC had been notified by Cocky Rooster Construction that immediate construction of a house would commence on of their two Vantage Circle lots.
- VII. Old / Unfinished Business** – None
- VIII. New Business** –
 - a. Board Member Resignation** – Tom reported that he had received the resignation of BOD member, Gwen Myers. Gwen’s term was set to expire at the 2026 Vicksburg Village Homeowner’s (VVHOA) annual meeting. Gary Williams was selected as her replacement to fulfill the remaining term. Gary was a BOD candidate at the 2025 VVHOA annual meeting.
 - b. Discussion of Landscaping Contract** – Tom reported that given the complexity of the landscaping contract bidding process a special BOD workshop will be held soon to finalize the details of the landscaping contract before advertising for bids.
- IX. Adjournment** – Tim moved, and Cindy seconded, approved at 2:12 p.m.

Next Regular BOD Meeting –Thursday October 16, 2025, at 2 pm, VVHOA Clubhouse.