

**. Vicksburg Village Homeowners Association
Board of Directors Minutes
Thursday, October 16, 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, and Jan Parten. Quorum met.
- III. Approval of Agenda** – Tim moved, Cindy 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 September 18, 2025, meeting minutes**– Tim moved, Dean seconded; approved.
- VI. Presentation of Reports**
 - a. Treasurer’s Report
 - a. Cindy reported all accounts are “as is” with all bills paid and balanced in the HOA accounts. Copies of the budget and balance sheet were available for all present.
 - b. Cindy noted that the HOA’s CD has matured as of September 24th with a ten-day window to transition funds. She and Tom, therefore, will be meeting with representatives at Broadway Bank next week to transfer \$25,000 (as approved by BOD during last month’s meeting) from Vicksburg Village HOA accounts into the current CD account. Cindy indicated this change will be reflected in the budget/balance sheets for next month’s reports.
 - b. President’s Report
 - 1. Tom reported a sample contract for landscaping services starting January 1, 2026, had been developed. It has been sent out to companies who had previously indicated an interest in bidding on the landscaping contract. Related information including a link can be found on the HOA’s website for anyone from the public interested in submitting a bid. Bids received by the deadline will be reviewed by the BOD after the deadline date in November and into December to conduct interviews, etc. and decide on the successful bidder. Tom also noted the decision is an important one as it is the costliest item on the HOA budget.
 - c. Committee Reports – Architectural Compliance Committee (ACC)
 - 1. Christine Klima (Chair, ACC)
 - a. Chris reported three formal requests had been received dating back to August since she did not submit a report for September’s BOD meeting. These requests consisted of the following.
 - b. Replacement of a damaged picket fence in rear yard with new taller fence not visible from street unless front gate is open.
 - c. Updating siding & repainting trim with a new dark color.

- d. Installation of a white propane tank near rear of house and shielding it with new white fence.
 - e. Chris noted these three requests were discussed and approved by the ACC.
2. Chris stated the ACC continues to encourage the Xeriscaping of yards. ACC members can assist in visualizing your plan before any materials are purchased to ensure compliance with the CCR's.
3. Chris stressed the importance of reporting to an ACC member any exterior projects you may observe in the Vicksburg Village neighborhood. She reminded those present that the new CCR's state ALL exterior areas require approval-front, back, side yards.
4. Chris sent out a "thank you" to HOA homeowners for caring about our village ambience.

VII. Old / Unfinished Business – None

VIII. New Business – Tom briefly mentioned that contractors are being contacted to get pricing on washing the Clubhouse windows.

IX. Adjournment – Tim moved, Cindy seconded, adjourned at 2:09 p.m.

Next Regular BOD Meeting –Thursday, November 20, 2025, at 2 p.m.; VVHOA Clubhouse.