

**. Vicksburg Village Homeowners Association  
Board of Directors Minutes  
Thursday, November 20, 2025, at 2:02 p.m.**

- I. Call to Order / Pledge of Allegiance** – Tom Johnson
- II. Roll Call** – Present were Tom Johnson, Dean Seals, Tim Sheets, Larry Stamps, Gary Williams, and Jan Parten. Quorum met.
- III. Approval of Agenda** – Tim moved, Dean 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. Tom reported on behalf of Cindy who was absent. All accounts are “paired” and all HOA accounts “look good.” Copies of the budget and balance sheet were available for all present.
    - b. Tom noted that the CPA, Matt Bogler, with whom the HOA has been working amicably left the previous employer to start up his own accounting firm (Matt Bogler CPA, LLC). Given Bogler’s knowledge of Vicksburg Village’s HOA accounts and procedures, Tom as President and Cindy as Treasurer decided to transfer the HOA’s business to the new firm on or around December 1st.
  - b. President’s Report
    - 1. Tom reported on several items including:
      - a. Window washer bid had been accepted and work would commence soon.
      - b. Members of the BOD will be “busy” leading up to the 2026 Vicksburg Village HOA annual meeting.
      - c. Tom, Cindy, and Jan will be meeting to discuss the HOA’s 2026 annual budget.
      - d. Three seats on the BOD will become vacant this coming year. Larry and Tim are rotating off their regular two-year appointments; Gary’s temporary appointment following Gwen Myers resignation from her unexpired term.
      - e. Nominations for the BOD (two-year appointments) will begin soon. HOA homeowners interested in serving are encouraged to apply. Deadline to submit is TBD but it will be announced.
      - f. According to Vicksburg Village HOA By-Laws, a meeting of current BOD members and newly elected BOD members to elect Officers must occur within three days of the Annual Meeting.
      - g. The Age Survey will be conducted in 2026. The HOA is required to conduct the survey to maintain our “over 55 community” status.

c. Committee Reports – Architectural Compliance Committee (ACC)

1. Christine Klima (Chair, ACC)

- a. Chris reported five formal requests had been received since our last meeting. These requests consisted of the following.
  - b. Updating a front porch by painting, installing a front gate, and covering it with screening to deter deer.
  - c. Replacing several windows.
  - d. Replacing foot-high railroad ties with new concrete blocks across the rear yard.
  - e. Major tree trimming and shaping of a homeowner's yard.
  - f. Miscellaneous external neutral painting, replacing some wood trim, and possibly installing a new garage door.
  - g. Chris noted all five requests were discussed and approved by the ACC.
2. Chris stated the annual tree trimming on our common areas had been completed. Additionally, Tom has installed/upgraded spotlights on the Vicksburg Village flags. One tree branch, however, is obscuring one of the flags and a solution will be undertaken.
3. 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.
4. Chris continues to stress 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.
5. Chris once again sent out a "thank you" to HOA homeowners for caring about our village ambience.

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

**VIII. New Business** – Tom briefly noted that the BOD will be meeting soon to discuss the landscaping bids that were due to the Office Manager on November 15th.

**IX. Adjournment** – Tim moved, Larry seconded, adjourned at 2:23 p.m.

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