

. Vicksburg Village Homeowners Association
Board of Directors Minutes
Thursday, January 15, 2026, 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, Gary Williams, and Jan Parten. Quorum met.
- III. Approval of Agenda** – Cindy moved, Dean seconded; approved.
- IV. Open Forum** – *Each resident present may express their concerns for up to five (5) minutes.*
 - a. Kim Marks requested to speak regarding the status of the Committee on Committees.
 - 1. Kim reported that the Committee on Committees has finished its work. She noted complete committee descriptions with details that have been given to each Chair to assist them in leading their individual committee. Abbreviated committee descriptions can now be found on the Vicksburg Village website. Applause.
 - 2. Tom stated he had been prepared to mention a related item later in meeting. Specifically, he wanted to bring up something mentioned in the last HOA Newsletter. Specifically, in researching our 501(c)(4) tax exempt status, he noted there is a legal requirement for “community-service”. The requirement is not for service to the HOA community; but service to the “general” community of Kerrville. Tom thinks that perhaps we need to consider adding new committee for the purpose of community outreach. to
 - 3. Cindy indicated that the HOA has done some community outreach such as bringing representatives from the Kerrville Police and Fire Departments during the National Night Out. She did acknowledge that more could be done. An audience member also noted that the HOA has made monetary donations to the community in the past.
- V. Approval of December 18, 2025, meeting minutes**- Tim moved, Larry seconded; approved.
- VI. Presentation of Reports**
 - a. Treasurer’s Report
 - 1. Cindy reported all HOA bills paid, everything looks good, and the monthly documents (e.g., Balance Sheet and Financial Statement) have been made available to attendees for review.
 - b. President’s Report
 - 1. Tom reported he had already shared his report earlier in the meeting. All BOD ballots have been sent out to the HOA community.
 - c. Committee Reports-
 - 1. Welcome Committee Report- Gail Johnson, Chair, reported that committee members do attempt to visit with new residents in a timely manner. She

did note, however, that many new residents do not wish to receive visitors right away and delay visits from the Welcome Committee. Gail added that new resident from Corpus Christi, Helen “Janice-preferred” Garrett had recently been visited.

2. Architectural Control Committee – Christine Klima, Chair, reported there had been one formal request since she last reported in November.
 - a. The one request was renovation of a large old entry gate including repair and new paint. As has occurred in the past, the homeowners were unaware of the CC&R’s requiring approval for any exterior changes to property. The request was approved albeit as work was occurring.
 - b. Christine announced that January 26 will be her last day chairing the ACC after four years. She had previously served as a committee member for 2-4 years before assuming the role of Chair. She indicated providing her full support and guidance to the new Chair in whatever areas he or she might need.
 - c. Christine thanked the “team” of ACC members including Cynthia Wallace, Lee Wright, Bonnie Flory, Sharon Nole, Dean Reynolds, and previously, Don Kilmer, Billy Ponce, Sherrill Huston, and Gary Williams. She described the aforementioned as a “remarkable team who got stuff done quickly and thoroughly on behalf of our Village owners.” Enthusiastic applause followed.

VII. Old / Unfinished Business –

- a. HOA Annual Meeting –
 1. Tom stated that at the Annual Meeting on January 26 there will be a sign-up for committees and mostly done. He is working on a method to limit the number of spaces on the sign-up sheets for potential committee members. He indicated there is no need to have individuals sign up when the membership is limited to just a few.
 2. Tom clarified the process for formalizing the eleven committees. From the sign-up sheets, each committee will meet sometime between the Annual Meeting and the February BOD meeting to review responsibilities and select a chair. At the BOD meeting on February 26, the Board will confirm the membership of the eleven committees in accordance with the HOA By-Laws.
- b. BOD Elections –
 1. Tom encouraged everyone to return their BOD ballot which was included with the election instructions mailed to all Vicksburg Village homeowner addresses. Tom emphasized the importance of returning the ballot by start of the Annual Meeting on January 26 even if you do not vote for anyone.
 2. Ballots are needed for a count because the ballot counts as a “person.” You can mail, drop off at the HOA Office, or bring the ballot with you to the meeting.

3. Ballots are NOT revealed until the night of the Annual Meeting. Once BOD members are elected, they will meet within three days as is required under the By-Laws to elect the Officers for the upcoming year.
4. Tom noted that this year, unlike last, there are no issues requiring a vote by the homeowners at the Annual Meeting.
5. Tom announced that he will be making a presentation on the financial status of the HOA and reasons why an increase to the monthly fee may be necessary in 2027.
6. Tom cited that the biggest failure of HOA's is not having enough reserves to cover unexpected costs when they arise, requiring then an unplanned special assessment be imposed on the homeowners. He also noted that some states require HOA's to hold a certain %-level in their reserves, but Texas is not one of them.

VIII. New Business – None.

IX. Adjournment – Cindy moved, Tim seconded, adjourned at 2:16 p.m.

Next Regular BOD Meeting –Thursday, February 26, 2026, at 2 p.m.; VVHOA Clubhouse.