

**. Vicksburg Village Homeowners Association
Board of Directors Minutes
Thursday, February 19, 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, Gary Williams (telephonically), 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 January 15, 2026, meeting minutes**- Cindy moved, Tim seconded; approved.
- VI. Presentation of Reports**
 - a. Treasurer’s Report - Cindy reported all HOA financials look good. 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 that Scott is absent due to a medical emergency. Leah Essary has agreed to temporarily cover the office financials.
 - 2. Tom indicated the leak in the Clubhouse pool is scheduled for repair. Additionally, he noted that all filters in the Clubhouse had been replaced.
 - 3. Tom also noted that a request to install a temporary disability ramp had been received and approved.
- VII. Old / Unfinished Business** –
 - a. Tom reported that the newly elected VVHOA Board of Directors held a meeting on Wednesday, February 4, 2026. Per the HOA Bylaws, a meeting to elect officers for current year must be held within three days of the Annual Meeting.
 - b. Per votes cast by the Board members: Tom elected as Chair; Dean elected as Vice President as Tim removed his name from consideration; Cindy elected as Treasurer; and Jan elected as Secretary.
- VIII. New Business** –
 - a. Proposed Amendments to CC&R’s
 - 1. Cindy motioned to approve the proposed “interim” CC&R changes as presented in the handout.
 - 2. Discussion: Tom reported that during the 2025 Texas Legislative Session that a number of HOA laws were passed requiring changes to the VVHOA’s CC&R’s. A handout of the proposed changes were made available to meeting attendees (see attached). Tom provided a brief explanation of each change. Tom noted that the proposed changes can only be “interim” as CC&R “official” changes can only be approved by the HOA owners its Annual Meeting.
 - 3. Tim seconded Cindy’s motion; motion passed.

4. The handout of “interim” CC&R changes will be posted on the HOA website.
 - b. Approval of Committee Memberships & Chairs – a handout listing each Committee membership and its Chair was made available to attendees (see attached).
 - c. Tom noted that no Chair had be selected by the Architectural Control Committee, He further noted that Texas law requires there to be a Chair. This issue will be discussed separately with the ACC members.
 - d. Cindy motioned to approve the Committee membership and chairs.
- IX. Adjournment** – Cindy moved, Tim seconded, adjourned at 2:14 p.m.

Next Regular BOD Meeting –Thursday, March 19, 2026, at 2 p.m.; VVHOA Clubhouse.