

**Vicksburg Village Homeowners Association
Board of Directors Minutes
Thursday, April 16, 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, Jay Stimson, 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.* Laurie Sheets requested time to speak.
 - a. Laurie proposed coordinating a 2026 July 4th Parade with Vicksburg Village HOA residents as participants. Her concept centers around participants decorating their golf carts, cars or other “wheeled form” of transportation in patriotic themes. She proposed delaying the “usual” start time of the annual July 4th potluck from 5 p.m. to approximately 5:30 p.m. to accommodate the parade. Viewing of Kerrville’s July 4th fireworks display to follow at 7 p.m. from the Clubhouse patio. Laurie confirmed with the city that the display will be held this year. She encouraged those present to direct interested residents to contact her and requested BOD approval to post an informative flyer in the common area boxes as the date approaches. Tom noted approval for the flyer to be posted.
- V. Approval of March 19, 2026, meeting minutes**- Cindy moved, Dean seconded; approved.
- VI. Presentation of Reports**
 - a. Treasurer’s Report – Cindy indicated as noted on the forms/documents that accounts we are within balance, all bills are paid, and financials in good standing. The monthly documents (e.g., Balance Sheet and Financial Statement) were made available to attendees for review.
 - b. President’s Report –
 - 1. Tom reported on the following matters:
 - a. He purchased a new doorbell for the Clubhouse at an approximate cost of \$50. The kit purchased came two bells in a box so now each front door has a functioning doorbell.
 - b. He stated a letter will be sent to Golden Girls Estate Sales regarding their lack of compliance with Vicksburg Village CC&R’s limiting garage/estate sales to a maximum of two days. Golden Girls recently held an estate sale on Victory Lane over the course of three days (e.g. Saturday/Sunday/ Monday). This is the second occurrence of Golden Girls failure to comply with the CC&R’s two-day limitation. A homeowner in attendance did inquire of a Golden Girls representative as to whether they had approval from the BOD for a variance to the CC&R’s and was told the resident had been in touch. The former resident who now lives out-of-state, however, had not received approval from the BOD. Discussion ensued as to how best to notify companies of the CC&R restriction and how to hold homeowners accountable. It was noted that residents can be fined for non-

compliance with a CC&R provision. A final decision was not reached.

- c. He indicated that the main water valve to the Clubhouse will occur the following Friday (April 24). This action has been scheduled with the by the Kerrville Water Department as no other shutoff valve exists. The shutoff will allow plumbers to repair a leak to the side of the Clubhouse.
- d. He also indicated that most of the front lawn sprinklers have now been repaired, but it has been difficult to schedule plumbers. Three different plumbing companies were contacted to do repairs, and all had extremely busy schedules. He stated that he and Tim are doing the best they can to get the repairs completed as quickly as possible. He thanked homeowners for their patience.

- e. \$900 had been spent on replacing the swimming pool's heat valve.

c. Committee Reports –

1. Architectural Compliance Committee (ACC)

- a. Cindy Wallace announced she is the new Chair of the ACC. Her announcement received a rounding applause from the entire room.
- b. Cindy stated she had met with former Chair Christine Klima to discuss transition and had also held a meeting with the new ACC committee members.
- c. Cindy noted the ACC online request form had been updated to reflect the new ACC committee members and it was now posted on HOA's website.
- d. Cindy reported that in the past three weeks, the ACC received five requests, and all were approved.
- e. Cindy and Tom met with Andy Stark to discuss the erosion and lack of grass on the south side of his condo which is common property owned by the HOA. Andy is reaching out to some landscape companies for options and once received he will be back in touch with the two.

VII. Old / Unfinished Business – None

VIII. New Business –

- a. Women's Restroom in Clubhouse - Tom stated there are problems with the flushing units in each of the three toilets and they are in need of repair. The first plumbing company contacted quoted +/- \$3000 to rebuild them plus \$621 for repair kit and \$287 for shutoff valve. Another plumbing company quoted \$1124 to do **all** the repair work including purchasing the kits. This low bid vendor was selected to make the repairs. The repairs have now been completed.

IX. Adjournment – Dean moved, Tim seconded, adjourned at 2:11 p.m.

Next Regular BOD Meeting –Thursday, May 21, 2026, at 2 p.m.; VVHOA Clubhouse.