

Vicksburg Village Homeowners Association
Board of Directors Minutes
Thursday, May 21, 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, Time Sheets, Jay Stimson, and Jan Parten. Quorum met.
- III. Approval of Agenda** – Dean moved, Jay seconded; approved.
- IV. Open Forum** – *Each resident present may express their concerns for up to five (5) minutes.* Jay Stimson and Fred Fraley requested time to speak.
 - a. Jay presented two points – one informational and one for consideration.
 - 1. First, Jay provided information regarding a recent City Council meeting. The City received a request by Schreiner University to create a football game “party zone” along Yorktown Boulevard bordering Tivy Stadium. Their request included a license to sell liquor within this “zone” during the first three periods of their football games. The Council denied Schreiner’s request, but Jay believes this will be an annual request.
 - 2. Second, Jay proposed a possible meeting by homeowners to discuss the increase in deer population around Vicksburg Village and their impact. He indicates this was not a call to eradicate the deer presence, but an open discussion and perhaps including a guest speaker to discuss how other neighborhoods are managing the increase.
 - b. Fred presented his personal experience regarding the lack of seating to rest for dog walkers and others within the Vicksburg Village community. He then suggested for the HOA Board consider adding a park-style bench for general community use. He noted that doing so would benefit not only himself but other walkers and dog owners who may find it difficult to take long walks without resting. Tom stated that the only “common area” owned by the HOA large enough to accommodate a bench would be beside the flags on Yorktown. Fred inquired about locating one near the mailboxes on **Florian???**. Tom noted the aforementioned property is owned by the City (Kerrville) and the HOA cannot support a request to place one there. Fred indicated he has a bench that could be donated for the purpose. Tom stated if Fred wished to place it there, but it would be his (Fred’s) risk if it were to be removed by the City.
- V. Approval of March 19, 2026, meeting minutes**- Tim moved, Dean seconded; approved.
- VI. Presentation of Reports**
 - a. Treasurer’s Report – Cindy indicated there are no financial documents (Balance Sheet and Financial Statement) available for this month’s meeting. She explained that there was a connection issue between our QuickBooks (VVHOA) and the bank (Broadway Bank) when converting to our QuickBooks. She stated with that transition happening the financial statements will be available ASAP as soon as they are done and anyone wishing to receive a copy to please add their name(s) on the yellow pad located at back of the room.
 - b. President’s Report –
 - 1. Tom reported on the following matters:

- a. Tom asked Tim to report on the plumbing issues in the Women's Rest Room. Tim reported it was thought there was a flush valve issue, but once replaced the issue was not resolved. Ultimately, the entire flushing unit was replaced and got a good price from a new contractor that the HOA had not used before. The HOA will be using this new contractor in the future given our favorable experience with them. Tim noted that all toilets in the Women's Rest Room are now working properly (audience applause), but anticipates the same replacements need to occur in the Men's Rest Room at some future point. An audience member reported there may still be plumbing issues in the Women's Rest Room in need of repair. Another audience member reported low water pressure in the Clubhouse sink as well as the Men's Rest Room. Tom and Tim indicated they will check into these new issues.
- b. Tim also reported on the community sprinklers being turned on a little earlier than usual. Tim indicated that among the three vendors he has been using to repair the sprinklers that most issues are resolved but recognizes flags will still appear when issues arise and he reviews/resolves weekly. He thinks everything is ready to go for the summer months. Tim received audience applause.
- c. Tom informed the audience that he and Kim Marks had painted the back-office wall in the Clubhouse as it was in need of a fresh look. Together, they also cleaned out the office of unwanted/unneeded clutter. There was acknowledgement of the excellent work Kim had done in refurbishing the VVHOA signage and she received loud round of applause as well as multiple vocal "thank you's" by the audience. In perspective, Tom noted that Kim refurbished the signs for approximately \$500 while a contractor bid was \$5000 AND that they look fantastic.
- d. An impromptu, unrequested discussion occurred regarding the HOA flags flown on Yorktown Boulevard.

c. Committee Reports –

1. Architectural Compliance Committee (ACC)

- a. Cindy Wallace, Chair, reported that since the last BOD meeting there have been two requests submitted to the ACC. One request was to replace shrubbery and the other request to replace windows. Both requests were approved without review as both are "maintenance items."
- b. Cindy further reported that she and Tom (husband) had walked the Vicksburg Village neighborhood after the wind storm the previous night. During their walk, they did not observe a lot of wind damage, They, however, assisted a few homeowners with debris and limb removal/clean-up. She asked that if anyone sees a neighbor in need that they volunteer to assist and "thanked" them in advance for doing so.

VII. Old / Unfinished Business – None

VIII. New Business – None

IX. Adjournment – Cindy moved, Dean seconded, adjourned at 2:14 p.m.

Next Regular BOD Meeting –Thursday, June 18, 2026, at 2 p.m.; VVHOA Clubhouse.