

**Vicksburg Village Homeowners Association**  
**Board of Directors Minutes**  
**Thursday, July 23, 2026, at 2:00 p.m.**

- I. Call to Order / Pledge of Allegiance** – Tim Sheets= conducted the meeting in the absence of both the President (Tom Johnson) and Vice President (Dean Seals)
- II. Roll Call** – Present were Cindy Breen, Tim Sheets, Jay Stimson, Gary Williams and Jan Parten. Quorum met.
- III. Approval of Agenda** – Cindy moved, Gary seconded, approved.
- IV. Open Forum** – *Each resident present may express their concerns for up to five (5) minutes. Homeowners – Linda Lavretta and Kim Marks requested to speak.*
  - a. **Linda Lavretta** expressed concerns related to water backup from heavy rains onto her property and adjacent property (12 due in part to HOA and uninhabited property (1240 Victory Ln.) due to vegetation in “HOA drainage easement and debris in wooded areas behind”. She read Section 58.105 subsections (a.) and (b.) see below:
    - i. Sec. 58-105. - Nuisances prohibited.
      - (a)**Weeds and brush.** It shall be unlawful for any person owning or occupying property in the city to allow weeds or brush to grow on the property to a height exceeding 12 inches, or regardless of height, to remain on the property in an unsightly manner. It shall be a defense to a violation of this section if the plant matter in question constitutes:(1)Regularly cultivated ornamental, fruit-bearing, vegetable-bearing, or flowering plants, bushes, or trees;(2)Regularly cultivated crops grown on property that is classified as agriculture exempt according to the tax rolls of the county;(3)Pasture lands on property that is classified as agriculture exempt according to the tax rolls of the county;(4)Heavily wooded property or property with steep slopes, on which mowing equipment cannot reasonably be used; or(5)Property which the city health official determines should be exempted because of the lack of harm to the public health, safety, and welfare.of Code Enforcement.
      - (b)**Other nuisances.** It shall be unlawful for any person owning or occupying property in the city:(1)To allow holes or other places on the property to exist where water may accumulate and become stagnant;(2)To allow stagnant water to accumulate and remain on the property;(3)To allow filth, carrion, putrescible waste, or any impure or unwholesome matter to accumulate and remain on the property; or(4)To allow rubbish, debris, trash, earth and construction materials, or any other unsightly, objectionable, or unsanitary matter to accumulate and remain on the property.
    - ii. Linda stated that she believes the HOA is in violation of both of the subsections (a.) and (b.) of the Section. She requested consideration by the Board of two “motions” related to mowing the non-common buffer

property and to remove all debris. The wooded areas cannot be mowed, but accumulated debris can be removed.” Linda also requested a motion to hire an engineer to assess all VV water drainage to prevent lawsuits. A document was submitted. Such document is not included in the formal BOD minutes as the Open Forum is limited to speaking by a homeowner.

- b. **Kim Marks** property owner read the following from her document: “My purpose for addressing the board is to share my concerns about how stormwater adversely affects our neighborhood, and our homeowners. It is a problem. The first step in solving a problem is to accurately define the problem. It is not my intent in speaking up, to imply a “We” vs. “They” – “Homeowner Members vs. the HOA” position. My aim is to communicate from the standpoint of us; an Association of Members and neighbors who are looking out for each other, who are seeking answers not blame, and seeking sound, well advised information to plan our future with.”. Kim continued with points/statements regarding:
- i. **Global Warming** – Kerrville should expect a heightened risk of severe flooding due to the dual impacts of a rapidly strengthening El Nino and broader ocean warming.
  - ii. **Development without Comprehensive Downstream Drainage systems**- above Vicksburg Village along Yorktown Blvd and the Highlander, property development has gone unabated.
  - iii. **Texas Water Law** – In Texas, floodwater management is strictly governed by a combination of the Texas Water Code, the “Common Enemy” doctrine, and strict rules regarding wrongful diversion.
  - iv. **What can we do to prepare for future floods** – Buy flood insurance, ignore Texas Water Law and build walls; or take legal action and file an injunction.

Kim concluded her remarks with a rhetorical question – “Are we an association of one man protecting himself and their property or are we one for all and all for one.” She then answers by referencing the HOA CC&R’s Article 1 under Purpose” paraphrasing: “...to ensure the most advantageous and desirable use of the Properties; to protect Lot Owners against improper use of adjoining, adjacent, and nearby surrounding Lots; to preserve, in so far as feasible, the natural beauty of the Subdivision; to guard against the erection of poorly designed or proportioned structures...etc.”

- c. **Fred Fraley**: Ron requested an update from the BOD related to his previous topic of park benches within the Vicksburg Village community. He indicated he had placed his bench, and it was still there. He further asked whether the BOD had met to discuss. In the absence of Tom, various BOD members responded with their recollections of the discussion occurring at the last meeting. One recollection of the discussion was that areas where a park bench could be placed are City-owned and it did not seem fiscally prudent to buy a bench knowing it could be removed by the City at any time. Fred noted the City had been by his bench at least two times in the past month and it remained where placed. Jan

stated she would follow-up with sending Fred the minutes from the May BOD meeting which addressed his request.

- d. An “unrecognized” homeowner was allowed to informally address the BOD. The homeowner had not signed up to speak during the Open Forum.

**V. Presentation of Reports**

- a. Treasurer’s Report – Cindy reported that the financial reports were located on the back table and are “as is” with no issues. Copies of the budget and balance sheet were available for all present.
- b. President’s Report –
  - 1. Tom reported through Tim that the flags at the Vicksburg Village entrance are in need of repair as one of the ropes broke. A repair person has been called to replace both ropes. Timing of the flag repair is uncertain at this time.
- c. Committee Reports – None

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

- VII. New Business** – An informal discussion occurred between an “unrecognized” homeowner and several BOD members. The homeowner had not signed up to speak during the Open Forum and stated he was told it would already be on the BOD Agenda.

**VIII. Adjournment** – Cindy moved, Gary seconded, approved at 2:39 p.m.

**Next Regular BOD Meeting** –Thursday, August 20, 2026; at 2 pm, VVHOA Clubhouse.