

Vicksburg Village Homeowners Association
Board of Directors Minutes
Thursday, August 20, 2026, at 2:00 p.m.

- I. Call to Order / Pledge of Allegiance**
- II. Roll Call** – Present were Tom Johnson, Cindy Breen, Tim Sheets, Dean Seals, Jay Stimson and Jan Parten. Quorum met.
- III. Approval of Agenda** – Cindy moved, Jay seconded, approved.
- IV. Open Forum** – *Each resident present may express their concerns for up to five (5) minutes. Homeowners – Gail Johnson requested to speak but was unable to stay due to a previous appointment. She requested Jan as BOD Secretary to read her document.*
 - a. **Gail Johnson** (in absentia), her document submitted reads as follows:

“Thank you for this opportunity to address the Board and all of you. I want to share my gratitude for our community and the love you have shared with tom and with me during the healing from his surgeries that kept us pretty much home bound. Each of you has picked up the necessary to lead, whether as a committee member, the chair of a committee, of a volunteer I so many different ways. I am grateful for you and for Scott. When I stopped by on the fourth of July after visiting Tom in San Antonio, I was overwhelmed with the love of so many of our neighbors...and their appetites that ate the bar-b-que before my friend Kare and I arrived. My friend still talks about the love she felt in that room. Now I want especially to thank the Board of Directors, who took the reins and unselfishly much of their time, serving all of Vicksburg Village. Board Members, please stand up. I am grateful for your commitment and your caring for our community. Thank you from the bottom of my heart for support you have given us. Gail”
- V. Approval of Last Meeting’s Minutes** – Cindy moved, Jay seconded, approved.
- VI. Presentation of Reports**
 - a. **Treasurer’s Report** – Cindy reported that the financial reports were “as is” and “in balance”. with no issues. Cindy further noted she will be transferring \$10,000 from the HOA checking account into the savings account. Copies of the budget and balance sheet were available for all present.
 - b. **President’s Report** –
 - 1. Tom reported the repair of the flagpoles are now complete with new halyards and flags on both poles.
 - c. **Committee Reports**—
 - 1. Cindy Wallace (Chair, Architectural Control Committee) reported that five requests had been received by the committee of which four had been approved as submitted. One request was discussed with the homeowners, and an alternative request was then submitted and subsequently approved by the Committee. An unapproved action in violation of the CC&R’s was brought to the homeowner’s attention and the issue was then satisfactorily addressed.
- VII. Old / Unfinished Business** –

a. *Post-flood HOA Homeowners' Concerns/Requests -*

1. In response to access concerns expressed at July's BOD meeting, available BOD members drove into the wooded area directly behind Victory Lane. Portions of the wooded area are privately-owned by individuals and others are privately-owned by the HOA. Following the unprecedented flooding this spring, some homeowners are wishing to repair, replace, build retaining walls on their property. Maintaining a consistent approach to accessing private property within the Vicksburg Village community is an important issue to preserve the rights of these landowners. A document to ensure consistency has been developed, reviewed by the ACC Chair, and approved by the BOD. This document has been added to the VVHA website under ??? - Dean please add...thanks and will be included in the September newsletter.
2. Cleanup of easement between 1244 and 1248 Victory Lane. After some discussion by a concerned homeowner, the BOD Chair, and the City of Kerrville, agreement was reached by the City was responsible and would initiate the action.
3. Overflow of water into storm drain on Yorktown. There is ongoing a discussion between Tim and the City of Kerrville about responsibility to address the issue. Tom indicated he would become involved since he has returned as the functioning BOD chair.

VIII. New Business –

a. BOD Vacancy –

1. The vacancy created by the resignation of Gary Williams will be held open until the VVHA Annual Meeting in January.
2. Tom developed a document entitled The Importance of Maintaining a Viable Board of Directors in a Non-Profit 55+ Homeowners Association. Tom read the summary for inclusion in the minutes. It reads as follows:
“Summary
 - A non-profit 55+ HOA [501(c)4] needs a functioning Board to govern the association, protect homeowners' interests and keep the community stable.
 - The Board is responsible for budgets, reserves, maintenance, insurance, vendors, contracts, rules, and long-term planning.
 - If the HOA cannot seat enough directors to form a quorum, it may be unable to approve spending, repairs, budgets, contracts, or other essential actions.
 - The community's obligations continue even without a Board: bills, insurance, maintenance, taxes, assessments, repairs, and emergencies still must be handled.”

- Without active governance, financial problems, deferred maintenance, weaker accountability, and declining property values can develop quickly.
 - Every homeowner has a stake in keeping the Board viable through service, committees, encouragement, and shared responsibility.”
3. Copies of the document were made available to those present and will be included in the upcoming HOA newsletter.
 4. Tom stressed that the future of filling vacancies occurring on the HOA Board is a serious issue. Our tax-exempt status with the IRS as a 501(c)4 depends on a functioning Board. Our non-profit status with the State of Texas also requires actions to be taken by the HOA such as the proposed 14th amendment to the CC&R’s based on changes effective January 1, 2026, to the Texas Property Codes. The Board voted to approve the CC&R update until the Annual Meeting in January 2027 otherwise the HOA would have been out of compliance with the new Codes.
 5. Tom further stressed that this fall the HOA will be recruiting to fill four (4) vacancies on our seven (7) member Board at January’s Annual Meeting. Interest in serving the Vicksburg Village community needs to be a consideration for all its homeowners for the future viability of the HOA.
 6. A “unrecognized” homeowner then engaged Tom in a short discussion. Tom indicated he would address the homeowner’s concern(s) directly following the adjournment of the BOD meeting.

IX. Adjournment – Cindy moved, Jay seconded???, approved at 2:19 p.m.
Next Regular BOD Meeting –Thursday, September 17, 2026; at 2 pm, VVHOA Clubhouse.