

**Vicksburg Village Homeowners Association
Board of Directors Minutes
Thursday, September 17, 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** – Jay moved, Tim seconded, approved.
- IV. Open Forum** – *Each resident present may express their concerns for up to five (5) minutes. Homeowners – Gail Johnson and Linda Lavretta requested to speak.*
 - a. Gail Johnson, representing the VVHA Welcome Committee.**
 - 1. Gail explained that Mary Fleck, Welcome Committee Chair, was unavailable to attend the meeting. Gail explained there had been a larger than expected number of new Vicksburg Village residents during the past several months. She is concerned that new residents have not been visited by a Welcome Committee member. She stressed the importance of these visits during which helpful information regarding the HOA is shared with new homeowners.
 - 2. Gail is soliciting new members to join the Welcome Committee. By increasing the membership, the number of visits required by each member can be reduced. She asked those present to let others know of need for additional Welcome Committee members.
 - b. Linda Lavretta, homeowner.** Linda expressed her appreciation for the opportunity to speak at the monthly BOD meetings and willingness of the BOD members to “listen.” She concluded by stating she is “grateful and thankful for each Board member and committee member’s service, very grateful.”
- V. Approval of Last Meeting’s Minutes** – Tim moved, Dean seconded, approved.
- VI. Presentation of Reports**
 - a. Treasurer’s Report** – Cindy reported that the financial reports were “as stands” and “all is good.” She confirmed a transfer of \$10,000 had been made from the HOA checking account into the savings account. This transfer will reflect next month’s reports. Copies of the budget and balance sheet were available for all present.
 - b. President’s Report** –
 - 1. Tom reported a light fixture in the Clubhouse had been repaired and changed over to LED. Additionally, he stated the two Clubhouse air conditioners required service to clean the drain lines. Tom noted later during the ACC report that he is forming a Budget Committee to begin work on the HOA’s 2027 budget.
 - c. Committee Reports—**
 - 1. Cindy Wallace (Chair, Architectural Control Committee) reported that one request had been received since last BOD meeting. The request was reviewed and approved by the committee. She noted driving through the Village neighborhood that multiple trees need trimming to comply with the CC&R’s. Specifically mentioned were trees on City property along Vicksburg Ave. and

trees on HOA property surrounding the townhomes. She will work with Tom to contact the appropriate individuals/entities.

2. Cindy also noted the ACC is currently discussing adding language to the CC&R's regarding upkeep of home exteriors clearly visible from the street (e.g., fences, rotting home facia, siding mildew, peeling paint, etc.). The ACC will submit to the BOD in early November a draft of this new CC&R language for their consideration. Tom stated the CC&R Committee would reconvene to review all proposed changes prior to the 2027 HOA Annual Meeting in January.

VII. Old / Unfinished Business – None

VIII. New Business – None

IX. Adjournment – Cindy moved, Tim seconded, approved at 2:11 p.m.