

Vicksburg Commons HOA Meeting Minutes

October 2, 2025

Location: Goshen Elementary

Meeting Start: 7:14 pm

Meeting End: 8:10 pm

Present: Adrienne Linden, Kermit Winslow, Matt McFarlane, Brad Allen, Sarah Estes, Buddy Bauerle

Budget/Financial Update

- Matt McFarland presented the proposed budget.
- Highlights of the budget included:
 - \$26000 of budget \$28000
 - Landscaping is appox \$10,000 below budget
 - Accounting line item is over budget because of software issues
 - Currently at 89% of dues collected 2025 Action Item: Send one more reminder
 - Approx. \$36,740 storm damage/sink hole repair had to pull from reserves
 - \$33,284.13 checking
 - \$17,188.93 money market
 - Fiscal Year is March 1-February 2025
 - Fall Festival

Old Business

- Retention basin by the Fall Festival is silted in. Action item: Contact Gillihan for estimate
- Fall Festival – no porta potty and a portable sink – leave for the weekend. Action item: Double check if permit is needed. Action item: Ask neighbors about allowing porta potty to stay 1 extra day.
- Bamboo growing quickly
- Mini alcohol bottles continue to be an issue
- Yards with 6" grass – City will intervene

New Business

- Yard Sale Issue:
 - 3 years continuous issues. 4 Sales in a calendar year, no more than 2 days.
 - City has sent a resource officer more than once. The challenge with the City has been reluctant to act. One of the homeowners has written
 - Signs are set it up Wednesday – Saturday night, don't take the items inside.
 - It appears to be a resale business. More than half the time there is no person manning the sale. Either honor system or Venmo.
 - Also been concerned about people who have been coming/safety issue/trespassing/fire hazard
 - Unable to park in front of their home.
 - Covenants don't allow businesses from the home.

Potential Action Items

- Reach out to the HOA attorney about what can be done within the covenants
- Review what is required for changing covenants to clarify rule
- Spring HOA meeting tentatively scheduled for **February 26, 2026**
- Spring HOA board meeting tentatively scheduled for **February 19, 2026**

Minutes submitted by: A. Linden