



VILA BOARD OF DIRECTORS MONTHLY MEETING AGENDA

Date: Thursday July 16th 2026 @ 6:30PM

Location: FNIC – 14010 FNB PKWY STE 300 Omaha NE 68154 & Microsoft Teams

Attendance: Trevor Fiala	_____	Terri Fulton	_____
Tim Madden	_____	Rick Swanger	_____
Carrie Grad	_____	Gary Zdan	_____
Mike Munson	_____	_____	_____

1. Call to Order, Trevor Fiala
2. Approval of the Minutes from June 18th 2026 meeting
3. Approval of the Agenda, including any additions or deletions prior to approval
4. Review Financials
 - a. Budget v Actual report
 - b. P&L
 - c. Balance sheet
 - d. A/R aging report
 - e. Monthly reconciliation of books
5. Old Business
 - a. Unkempt lots/structures
 - b. Barn fence repair
 - c. Farmhouse/Platte Entry Road Project – Phase 3
 - i. Tree and shrub plot it out w/ Jason/Ground Builders
 - d. Deer & Turkey HC (held until after July 18th meeting w/ hunters, Terri, and Gary)
 - e. New hook truck status
 - i. Dump box status
 - f. 27E Roof Replacement
 - g. Sale of Pumpkin, Dozer, and manual-pull behind maintainer/grader
 - h. Sale of 23AP – DJ Sayles cabin & share
 - i. GC permits status
 - i. Re-review list, Trevor to reach out to all still on the list the weekend of 7/17
 - j. Roads
 - i. All roads need to be graded, and any major holes filled with rock/sand/dirt mix
 - ii. Road to 27P/28P needs holes filled with rock/sand/dirt mix and entire road graded
 - k. Pump/Sand point at 8AP



- i. Austen Rudol to look at and redo the connections between sand point and pump weekend of 7/17 or 7/24. Pump acts as if there is a leak in those connections. May not be a sand point issue.
 - l. Lot 15P bank work – Trevor to inspect weekend of 7/17
 - m. Lot 17AP & 17BP bank work – Trevor to inspect weekend of 7/17
- 6. New Agenda Items
 - a. Pat Hearity
 - i. Little sister Denise (Dede) Hearity just moved back from Ireland and will be staying at the cabin till she finds a place. Not leasing, just family staying till they get settled back in the states. Need to review/approved background check and invoice Pat for it, \$30.
 - b. 2026 Smoke On The Water – update to the board
 - c. Fall 2026 All Assoc Meeting & Agenda
 - i. Where we holding this at?
 - ii. Must finalize agenda by August 20th board meeting.
 - iii. Items to add to agenda from board?
 - 1. Trevor Fiala – change and/or addition to By-Laws limiting not only the number of votes shareholder(s) can have to only three, which is currently written in the By-Laws. But also limiting the number of shares, shareholder(s) can hold to only three. Those who have more than three currently, i.e. Dost (4), Ashbrook/Felt (5) would be grandfathered in. But, if they sell one of those shares, they cannot replace it.
- 7. Board Member Action Items
- 8. Comments and Announcements
 - a. Next meeting date Thursday August 20th @ 6:30PM @ FNIC – 14010 FNB PKWY Ste 300 Omaha NE 68154
- 9. Adjournment