

VENCIL ISLAND



LANDOWNERS ASSOCIATION

VILA BOARD OF DIRECTORS MONTHLY MEETING MINUTES

Date: Thursday May 15th, 2025 @ 6:00pm

Location: FNIC – 14010 FNB PKWY Ste 300 Omaha NE 68154

Attendance: Trevor Fiala	Y	Terri Fulton	Y
Tim Madden	Y	Rick Swanger	Y
Carrie Grad	Y	Gary Zdan	Y 6:35
Mike Munson	Y		

1. Call to Order, Trevor Fiala
2. a. Approval of the Minutes from April 17, 2025, meeting **Trevor/Carrie Pass**

Approval of the Agenda, including any additions or deletions prior to approval **Trevor/Rick w/3 add.**

3. Review Financials,
 - a. Budget v Actual report
 - b. P&L
 - c. Balance sheet
 - d. A/R aging report
 - e. Monthly reconciliation of books
4. Old Business
 - a. 28P status. Update RV Hookups -Trevor **RV & Electrical done. We pay materials, he waves labor & gets 2nd trailer this year only.**
 - b. 27E – roof replacement. Update **Trevor has meeting on this later this week. 28P also.**
 - c. Status update. Tradewell Pallet. **Round 2 first week June.**
 - d. Followup, unkempt/dilapidated lots. -updates, if any. **In progress.**
 - e. bulletin board. Up by July. 60X36 w/glass, status. **Up**
 - f. Farm house, followup on rental status. **Chevy. Pass.**
 - g. Barn and barn yard cleanup. -Rick **Sunday May 19 @ 9AM, game plan.**
 - h. Fence to separate VILA barn yard and tenant barn yard. **Working on it.**
 - i. Rock for river road. Rock here? -Tim **Trying to find time.**
 - j. ~~Any updates 4Y fence request? Placeholder.~~ **Removed.**
 - k. 12P New Deck. Warning issued? **Yes.**
 - l. 19E Shed. 15 Day cure. Date letter sent? Shed removed? **Yes. & Shed gone.**

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5. New Business

a. ~~None at time of publishing.~~ Discussion of using VILA credit cards for personal. Trevor and Carrie. Dont do it anymore. Need to have a category in quick books to reflect error of their ways and pay back. Must show zero net asap.. Silly cards look the same as personal ones. Mark the VILA card.

b. 17AP deck Warning issued but Deck stays. Trevor/Gary 7-0.

c. Vila web site class. (In house class. I'm not posting minutes on how to do it.)

6. Action Items:

7. Comments and Announcements

Next meeting date Thursday June 19th, 2025 @ 6pm – FNIC – 14010 FNB PKWY Ste 300 Omaha NE 68154

8. Adjournment **7:14**