

VENCIL ISLAND



LANDOWNERS ASSOCIATION

VILA BOARD OF DIRECTORS MONTHLY MEETING MINUTES

Date: Thursday July 17th, 2025 @ 6:00pm

Location: ~~FNIC—14010 FNB PKWY Ste 300 Omaha NE 68154~~ **ZOOM**

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

1. Call to Order, Trevor Fiala **6:28**
2. a. Approval of the Minutes from June 19,2025, meeting **Trevor/Tim Approved**

Approval of the Agenda, including any additions or deletions prior to approval **Mike/Gary approved.**

3. Review Financials, **May & June Postponed until Aug.**
 - 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. 27E – roof replacement. **Under review for funding**
 - b. 28P – repairs. Structural issues? (See 5c for lease). **Floor prob good. Bath needs help, walls.**
 - c. Status update. Tradewell Pallet. Round 2 (**place holder Aug**).
 - d. Followup, unkempt/dilapidated lots. -updates. 30/90/180 lot plan. Do we need this in the agenda? **Keep on Agenda. Trevor/Tim. Est. 12 lots. Letters out by Aug 1.**
 - e. Farm house, status. Target MI 07/15/2025?
 - f. Barn and barn yard cleanup **Ongoing but improving.**
 - g. Fence to separate VILA barn yard and tenant barn yard.
 - h. Rock for river road. Followup rock placed 23-24P. **Done Sat. May need more.**
 - i. Bobcat purchase review and running numbers, if any. Tim/ Gary. **Tabled.**
5. New Business
 - a. Farm House, broken tree. **Gone.**
 - b. 36P water pump, status. **Replaced. Done.**
 - c. 28P leasing/ showing updates. Can we lump 4b to 5c? (aka does 5c take care of 4b) **Working on a prospect.**

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6. Action Items:

7. Comments and Announcements

Next meeting date Thursday August 21st, 2025 @ 6pm – FNIC – 14010 FNB PKWY Ste 300 Omaha NE 68154

8. Adjournment **7:00**