

VENCIL ISLAND

LANDOWNERS ASSOCIATION

VILA BOARD OF DIRECTORS MONTHLY MEETING MINUTES

Date: Thursday December 18th, 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	N(1)	Gary Zdan	Y
	Mike Munson	Y		

1. Call to Order, Trevor Fiala **6:14**
2. a. Approval of the **Minutes** from November 20, 2025, meeting **Trevor/Tim 6-0**

b. Approval of the **Agenda**, including any additions or deletions prior to approval **W/Add Tim/Trevor 6-0**
3. Review Financials, **Tabled until January**
 - a. Budget v Actual report
 - b. P&L
 - c. Balance sheet
 - d. A/R ageing report
 - e. Monthly reconciliation of books
4. Old Business
 - a. 28P – List/ status. **Ready**
 - b. Followup, unkempt/dilapidated lots. **Tabled until January.**
 - c. Smoke on the water 2026. Discussion of relocating. **Ongoing.**

5. New Business

a. Changes to R&R hunting. Not Association R&R

Deer & Turkey Hunting Club - further discussion of changes and management

Proposed rule addition or addition to Deer & Turkey lease

Hunting on Association property is permitted only with the ~~specific weapon type~~ authorized Archery equipment for that season and location. The use of rifles is strictly prohibited. All hunters must harvest deer solely with archery equipment unless otherwise approved in writing by the Association.

The Association reserves the right to request photos of the harvest, including entry and exit wounds, the arrow or broadhead used, if possible, and the location of the kill. Failure to provide requested information may result in suspension or removal of hunting access. The Association may also inspect the deer prior to removal from the property if needed to ensure compliance with our rules.

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All game check entries must accurately reflect the weapon used and the location of the harvest. Misrepresentation of weapon type or harvest details is grounds for immediate revocation of hunting privileges.

Waterfowl Hunting - further discussion of changes and management
2026 Leases - who's staying and what do we have open

- b. Discussion of water foul. For 2026 \$3k.**
- c. 2026 leases. Trevor to get me a hard copy**
- d. spring assoc meeting location. No Nebraska Brewing. :(Looking for new. Get prices.**
- e. Frank bluerock tossing. 3-4 not passed. Due to R&R. (1)**

6. ToDo:
 - Barn and barn yard cleanup. ongoing
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 - Rock work, banks. On hold until spring.
 - Select trees for spring planting. Red maple and spruce.

7. Comments and Announcements
Next meeting date Thursday January 15 2026 @ 6pm – FNIC – 14010 FNB PKWY Ste 300 Omaha NE 68154

8. Adjournment **7:07**

(1) Called in for 1 vote only.