



VILA SEMI-ANNUAL MEETING AGENDA

Date: Sunday March 15th, 2026

Time: 12pm/Noon

Location: Pint Nine Brewing Company 10411 Portal Road #104 La Vista NE 68128

- I. Call to Order, Trevor Fiala
- II. Approval of the Minutes from September 21st, 2025, meeting
- III. Approval of the Agenda, including any additions or deletions prior to approval
- IV. Review 2025 Year End Budget
 - a. Budget v Actual report
 - b. P&L
 - c. Balance sheet
 - d. A/R aging report
- V. Old Business
 - a. Delinquent Property Taxes
 - b. Dilapidated/Unauthorized Structures & Unkept Lots
 - c. Sale of 28P
 - i. Sale completed
 - ii. Sold for \$15,000
 - iii. Scott & Laurie Pfeil are the new owners and new VILA tenants and community members
 - iv. 5-year lease at \$2,500 a year
 - v. Scott also joined the Deer & Turkey Hunting Club
 - d. Mortgage
 - i. Balloon payment is due 12/31/2026 in the amount of \$315,751.98
 - ii. VILA plan is to refinance on a three-year term with \$125,000 down payment
 - iii. What would terms would look like today?
 - iv. Are we on track to do this?
- VI. New Business
 - a. Golf Cart Inspections
 - i. Will be held Saturday May 2nd from 10am to 4pm at lot 24E/25E
 - ii. Please bring proof of insurance
 - iii. If you did not pay your per golf cart fee of \$25 already, please bring that with you.
 - iv. Even if you pay your fee, you still must get an inspection for your permit.
 - v. If you cannot make this. You need to call Terri Fulton, 402-210-3770.
 - vi. If you got rid of a golf cart, please notify the board
 - vii. If you do not have your permit on your golf cart by June 1st, you will be warned and then assessed fines thereafter per VILA Rules & Regulations.
 - b. VILA Board Governance & Duty Allocation
 - i. Board Roles Primary Functions



1. President
 - a. Role. Strategic Leadership & Risk Oversight
 - i. Primary Function. Governance, legal oversight, risk management, and external representation.
2. Vice President
 - a. Role. Governance Enforcement & Internal Operations Oversight
 - i. Primary Function. Ensures board policies are being followed, and offers are executing their responsibilities.
3. Treasurer
 - a. Role. Financial Stewardship & Transparency
 - i. Primary Function. Financial control and reporting.
4. Secretary
 - a. Role. Documentation & Records Governance
 - i. Primary Function. Serve as custodian of the Association's official records and governance documentation.
5. VP Security
 - a. Role. Physical Security & Access Control
 - i. Primary Function. Oversee the security of Association property.
6. VP Maintenance
 - a. Role. Infrastructure & Grounds Management
 - i. Primary Function. Oversee the maintenance, repair, and upkeep of Association infrastructure, grounds, and shared assets.
7. VP Member Services
 - a. Role. Member Relations & Compliance
 - i. Primary Function. Manage member relations, compliance with Association rules/regulations and hunting lease administration.
- c. Board members up for re-election
 - i. Rick Swanger – Rick is running for a board position again
 - ii. Tim Madden – Tim is running for a board position again
- d. Important Dates
 - i. March
 1. 15th – Spring Assoc Meeting
 2. 21st – Spring cleanup
 3. 28th – Spring cleanup rain day
 - ii. April
 1. 1st – RV pull in date
 2. 1st – 15th VILA road grading
 - iii. May
 1. 2nd – Golf cart permits/inspections at Terri Fulton's Cabin, 24E, 10am to 4pm
 2. 16th – VILA Poker Run
 3. 4th week – road grading weather permitting
 - iv. June



1. 6th – Thistle and Mullen weed spraying
2. 4th week – road grading weather permitting
- v. July
 1. 4th week – road grading weather permitting
- vi. August
 1. 4th week – road grading weather permitting
 2. 29th – Smoke On The Water
- vii. September
 1. 4th week – road grading weather permitting
- viii. October
 1. 17th - Vilaween
 2. 4th week - road grading weather permitting
- ix. Unscheduled Projects
 1. Platte field WRP
 2. North farmhouse trees & across road from farmhouse
 3. Bank work
 4. Maintenance equipment, dump trucks, mower, trailers, tractor, etc
 5. Mowing – throughout the year
 6. Trees – roadside cleanup throughout the year
 7. Haying of fields – takes place between July 1st and September 15th
 8. Address low/east side on river road, level it out better
 9. Look for 3rd spot for community events, i.e. SMOTW
- VII. Next meeting date.
 - a. Sunday September 20th 2026 @ 12/noon @ Place TBD
- VIII. Comments and Announcements
- IX. Adjournment



VILA SEMI-ANNUAL MEETING MINUTES

Date: Sunday September 21st, 2025

Time: 12pm/Noon

Location: Northside of farmhouse in the yard

- I. Call to Order, Trevor Fiala **12:04**
- II. Approval of the Minutes from March 16th, 2025, meeting **Brian M/ Trevor 34-0**
- III. Approval of the Agenda, including any additions or deletions prior to approval **w/add. Tony Trevor/Mike 34-0**
- IV. Review of YTD Financials As Of End Of August 2025
 - a. Budget v Actual report
 - b. P&L
 - c. Balance sheet
 - d. A/R aging report
- V. Old Business
- VI. New Business
 - a. Smoke On The Water Event **10 Teams**
 - i. Happening Saturday September 27th
 - ii. Doors open to public at 2pm, judging at 4pm
 - iii. 15/adult, \$5/kids, under 5 free
 - iv. Duck race for prize on the Platte (\$5 to enter a duck!)
 - v. Beer garden (for you adults)
 - vi. Bounce house (for you kids!)
 - vii. Ice cream (for all)
 - viii. Occurs on the north end, from south side of 11P to north side of 10P and up the lane
 - b. Vilaween Event is Saturday October 25th. Details forthcoming. **Volunteers wanted.**
 - c. RV pull out date is Friday October 31st. There are no extensions granted. Please do not have an RV on the property on Saturday November 1st. We do not wish to fine anyone \$500. **It sucks, but it is what it is.**
 - d. 2026 Budget Discussion & Vote – Projected Budget attached to agenda **Rick/ Trevor 36-0**
 - i. Added a new line item for equipment maintenance/repairs.
 - e. Sale of 28P Discussion & Vote **Motion as stated. Trevor/Mike As deemed.**
 - i. We have 3 dwellings we currently are the landlords for. For now, that is enough for us.
 - ii. Propose putting this cabin up for sale at \$25K with the goal of getting no less than \$15K for it.
 - iii. Will lease the lot to the new tenant for \$2,500 a year, if on a 5-year lease and \$2,600 a year if year to year lease.
 - iv. Ability to put RV on lot for an additional \$500 a year, RV hookup is already installed.
 - f. Addition to Rule A. 15. Discussion & Vote



- i. Rule currently reads - Shareholders and Tenants shall not permit any activity on the Property of the Corporation which violates any federal, state or local law, or which is a nuisance to the Corporation, or other Shareholders and Tenants, or which causes waste on the property.
 - ii. Proposed rule revision - Shareholders and Tenants shall not permit any activity on the Property of the Corporation that violates federal, state, or local law, creates a nuisance to the Corporation or to other Shareholders and Tenants, or causes waste on the property. Any Shareholder, Tenant, guest, or visitor who engages in conduct that draws attention from law enforcement and causes law enforcement personnel to enter VILA property shall be considered in violation of VILA Rules and Regulations. This includes, but is not limited to, illegal activities, disorderly conduct, public disturbances, or any other actions that prompt a law enforcement response. If charges are filed for any illegal activity, the Board will review the matter for a possible \$500 fine assessment and expulsion from VILA property. Trevor/Ross Pass 36-0
- g. Additional RV – update to rule A. 21. Discussion & Vote
- i. Rule currently reads - assigned Lot. Shareholders and Tenants, with and/or without permanent structures are permitted to have one (1) RV, motorhome, or camping trailer on their assigned Lot during the approved season. Those wishing to have more than one (1) RV, motorhome, or camping trailer on their assigned Lot are permitted to do so long as they have prior written consent from the Board. An additional annual fee will apply per each additional RV, motorhome, or trailer in the amount of \$100 for Shareholders, and \$500 Tenants. No more than two (2) RV, motorhome, or trailers will be allowed on each assigned Lot, unless Lot is a double or one and a half-sized lot. Double Lot will be allowed up to four (4), one and a half-sized Lot will be allowed up to 3. Lots which have a permanent residential structure are only allowed to have one additional RV, motorhome, or trailer per Lot. This does not apply to those that have received prior, written consent to have more than the above listed RV, motorhome, or camping trailer numbers due to grandfathered rights granted by the Board. **Trevor/Mike Pass 36-0.**
 - ii. Proposed rule revision - Shareholders and Tenants are allowed only one (1) residential structure, cabin, or shelter on each assigned Lot, and with or without permanent structures are permitted to have one (1) RV, motorhome, or camping trailer on their assigned Lot during the approved season; those wishing to have more than one (1) RV, motorhome, or camping trailer may do so only with prior written consent from the Board, and an additional annual fee will apply for each extra unit in the amount of \$100 per unit for Shareholders and \$500 per unit for Tenants; no more than two (2) RVs, motorhomes, or camping trailers are allowed on a standard Lot, except that double Lots may have up to four (4) and one-and-a-half-sized Lots may have up to three (3); Lots with a permanent residential structure may have only one (1) RV, motorhome, or camping trailer, except where prior written Board consent has granted grandfathered rights to exceed these limits; any additional RV placed on a Lot requires a separate lease agreement and a completed, Board-approved background check prior to placement and occupancy.

VII. Next meeting date.



a. Sunday March 15th 2026 @ 12/noon @ TBD

VIII. Comments and Announcements

IX. Adjournment **12:53**