

# VENCIL ISLAND



## LANDOWNERS ASSOCIATION

### VILA BOARD OF DIRECTORS MONTHLY MEETING AGENDA

**Date:** Thursday September 18<sup>st</sup>, 2025 @ 6:00pm

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

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

1. Call to Order, Trevor Fiala
2. a. Approval of the **Minutes** from August 21, 2025, meeting  
b. Approval of the **Agenda**, including any additions or deletions prior to approval
3. Review Financials,
  - 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. 27E – roof repair. Status
  - b. 28P – Place holder. Send to Assoc. for approval to sell.
  - c. Status update. Tradewell Pallet. Round 2 (place holder **Aug**).
  - d. Followup, unkempt/dilapidated lots. -updates. 30/90/180 lot plan. Est. 12 Lots. Report, Trevor/Tim.
  - e. Fence to separate VILA barn yard and tenant barn yard.
  - f. Bobcat purchase review Tabled. Tim/ Gary.
5. New Business
  - a. No Items submitted as of publishing.
  - b. Last minute tweaking Fall Assoc meeting.

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6.      ToDo:

- Barn and barn yard cleanup.
- Before Sept. Rick golf, 2 trucks removal.
- Rock work, banks.
- Select trees.

7.      Comments and Announcements

Next meeting date Thursday October 16<sup>st</sup>, 2025 @ 6pm – FNIC – 14010 FNB PKWY Ste 300 Omaha NE 68154

8.      Adjournment