


VENCIL ISLAND



LANDOWNERS ASSOCIATION

VILA BOARD OF DIRECTORS MONTHLY MEETING AGENDA

Date: Thursday November 20th, 2025 @ 6:00pm

Location: Virtual / Zoom

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 October 16th, 2025, meeting
b. Approval of the **Agenda**, including any additions or deletions prior to approval
3. Review Financials, (2 months)
 - 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 – sell. status.
 - b. Status update. Tradewell Pallet. Ok to Drop?
 - c. Follow up, unkempt/dilapidated lots. -updates.
 - d. Smoke on the water 2026. Discussion of relocating.
 - e. Review 2025 Smoke on the water. Tabled from October.
 - f. 1 1/2YI & 2YI Tyler Fulton. 21E Steve and Tammy. -Terri. Leased lots. -Terri. Tabled from October.
5. New Business
 - a. VILA insurance renewal 11/27/2025
 - b. Waterfowl Hunting Lease
 - c. Deer hunter w/ RV & accusation of rifle hunting
 - d. Esters lot 12E request to remove two trees
 - e. Leases expiring 2/2026
 - f. Sarpy County, distress warrant for Cox, Verlin at Lot 8p (email pdf encl.)

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6. To Do:

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

7. Comments and Announcements

Next meeting date Thursday December 18 2025 @ 6pm – FNIC – 14010 FNB PKWY Ste 300 Omaha NE 68154

8. Adjournment