

# VENCIL ISLAND

## LANDOWNERS ASSOCIATION

### VILA BOARD OF DIRECTORS MONTHLY MEETING MINUTES

**Date:** Thursday January 22 2026 @ 6:30pm

**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	Y	Gary Zdan	Y
Mike Munson	Y		

1. Call to Order, Trevor Fiala @ **6:45**
2. a. Approval of the **Minutes** from December 18<sup>th</sup>, 2025, meeting **Trevor/Carrie pass**
  - a1. Approval of the **Minutes** from January 15,2026 **Trevor/Gary pass**
  - b. Approval of the **Agenda**, including any additions **Mike/Carrie pass**
3. Review Financials, 2 months
  - a. Budget v Actual report
  - b. P&L
  - c. Balance sheet
  - d. A/R ageing report **Nice short list**
  - e. Monthly reconciliation of books
4. Old Business
  - a. 28P – status. **Listed FB 180 views, Zillo soon.**
  - b. Followup, unkempt/dilapidated lots. Tabled from Dec. **Some progress.**
  - c. Smoke on the water 2026. Discussion of relocating. **Relocating to River Rd., South end.**
  - d. Changes to R&R hunting. Not Association R&R **Send todo list. Move off old Business.**

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

e. 2026 Leases - who's staying and what do we have open. When are these open?

Name	Lot #	One Year	Five Year	Not Renewing	Notes/New Tenant
Bacon, Jeff & Terri	20E				Have called the Bacons and left voicemails. Called to sell it and he would not have his. They would also
Bacon, Julie & Jay	15E	Yes			Add Ashley & Taylor Edwards ( [REDACTED] ), taylor
Brisbois, Devin & Amanda	28PB		Yes		New lease amount of \$1,900
Buchheister, Fred & Lora	30AP		Yes		New lease amount of \$1,800
Fulton, Steve & Mulder, Tammy Rae	22E			Not Renewing	Have a party interested, as they are going to move lease increase of \$200 a year, so \$2,200/\$2,100.
Fulton, Tyler	1.5Y/ 2YI				Steve & Tammy are moving to this lot with Tyler.
Hall, Todd & Linda	43P		Yes		New lease amount of \$2,150
Hearty, Pat	54P		Yes		New lease amount of \$1,800
Heyd, Brittany & Haffke, Bronson	26.5A P			Not Renewing	Waiting for return call. Have called both and left vo
Koory, Mick	26AA P		Yes		New lease amount of \$1,900
Plowden, Valeri & Shepard	24AP		Yes		Add daughter/son-n-law Amy Sadoval ( [REDACTED] )
Saxton, Andrew &	57AP			Not	Sent text to Lisa with email as formal written notice

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Tostenson, Lisa				Renewing	
Stavneak, Raymond	29E				Been calling and emailing Ray
Open Lot	8AP			Open Lot	New lease amount of \$2,100/\$1,900
Tadlock, Dave & Tammy	23P			Not Renewing	Said Fiscus would be interested. Jason called with that would be open.
Tyrrell, Jenny	20P		Yes		Asked if I can please email this to her. Needs help
Urbanec, Sandy & Taylor, Dave	5YI		Yes		Five year lease, already at the current/new amount
Work, Jim & Candy	28P			Open Lot	Selling cabin to Scott & Laurie Pfiel
Zimmerman, Hunter & Lexi	29BP				Hunter wants out of lease found Jason & Heather
Zimmerman, Mike & Gelvin, Matt & Sherri	26CP		Yes		Matt & Sherri Gelvin are renewing, Zimmermans a

5. New Business

- a. Beavers **Motion to table- Mike. Mike/Gary pass 7-0**
- b. BoD meeting time/date changes. **Motion Trevor move time to 6:30. Trevor/Mike pass 6-1**
- c. Equipment/vehicle maintenance. **Need written list. List generated in meeting. Get moving on it.**
- d. Restructuring of S&M. -Trevor. **Remove; Pat, Brandon. Add; Zack. Per S&M crew.**
- e. Spring Association meeting. **3/15/26 Sunday. Pint 9 Brewing 10411 Portal Rd. Ste.104 LaVista.**
- f. **Fence repair work barn area. Wind damage again. Tim picking up metal.**

6. ToDo:

- Barn and barn yard cleanup. ongoing
- Fence repair work barn area. - **see 5f due to damage.**
- Rock work, banks. On hold until spring.
- Select trees for spring planting. Red maple and spruce.

7. Comments and Announcements

Next meeting date Thursday February 19 2026 @ 6pm – FNIC – 14010 FNB PKWY Ste 300 Omaha NE 68154

8. Adjournment **8:42**