

VENCIL ISLAND



LANDOWNERS ASSOCIATION

VILA BOARD OF DIRECTORS MONTHLY MEETING MINUTES

Date: Thursday June 19th, 2025 @ 6:00pm

Location: ~~FNIC — 14010 FNB PKWY Ste 300 Omaha NE 68154~~ Zoom Due to renovations at FNIC

Attendance: Trevor Fiala	Y	Terri Fulton	Y
Tim Madden	Y	Rick Swanger	N
Carrie Grad	Y @6:10	Gary Zdan	Y@6:13
Mike Munson	Y		

1. Call to Order, Trevor Fiala **6:03**
2. a. Approval of the Minutes from May 15,2025, **Trevor/Tim**

Approval of the Agenda, including any additions or deletions prior to approval **w/ add**

3. Review Financials, **Postponed until July meeting**
 - a. Budget v Actual report
 - b. P&L
 - c. Balance sheet
 - d. A/R aging report
 - e. Monthly reconciliation of books
4. Old Business
 - a. 27E – roof replacement. Update **\$7600 TGT to R&R. Corrugated. Pending funding review. Mike/Gary**
 - b. 28P –Also. **Questioning structural. Discussed. Hybrid lease/repair. See if it flies. Sat. 6/28 @ noon.**
 - c. Status update. Tradewell Pallet. Round 2 est: first week June. **Start moving logs. 3-4 weeks later to process. After that will know how much BF yield, and then money to us. Aug. agenda.**
 - d. Followup, unkempt/dilapidated lots. -updates, if any. **-Trevor to draft and send 30/90/180 lot plan for lots to fill out for BoD approval. Starts July 1.**
 - e. Farm house, status. **Moving forward. Est MI: 7/15.**
 - f. Barn and barn yard cleanup **In progress.**
 - g. Fence to separate VILA barn yard and tenant barn yard. **Prep in progress. Install date: 7/12 @ 8:00AM.**
 - h. Rock for river road. **On site. Need rock 23P to 24P.**

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5. New Business

- a. ~~None at time of publishing~~ Bobcat -Gary. Found a nice one. \$ 21,000.00. No budget for this.
Gary/ Tim run some numbers and review for possible send to full Assoc meeting.

6. Action Items:

7. Comments and Announcements

Next meeting date Thursday July 17th, 2025 @ 6pm – FNIC – 14010 FNB PKWY Ste 300 Omaha NE 68154

8. Adjournment **7:17**