

VENCIL ISLAND

LANDOWNERS ASSOCIATION

VILA BOARD OF DIRECTORS MONTHLY MEETING MINUTES

Date: Thursday February 19 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 @ **6:37**
2. a. Approval of the **Minutes** from January 22nd, 2026, meeting **Trevor/Rick pass**
b. Approval of the **Agenda**, including any additions or deletions prior to approval **Rick/Gary pass**
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. 28P – status. Sold? **Background ck reviewed, Sold \$15k.**
 - b. Followup, unkempt/dilapidated lots. Tabled from Dec.
 - c. Beavers **Red/yellow/green areas. Deal with them based on where. Ponds will be ok, green.**
- d. Equipment/vehicle maintenance. **In progress.**
 - e. 2026 Leases – Any updates. **Reviewed.**
 - f. Fence repair work barn area. **Done for now.**
 - g. Spring Association meeting. Agenda build.

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5. New Business

- a. Frozen plumbing 27E. Status. **Done.**
- b. **Pint 9 brewing for Spring Assoc. meeting.**
- c. **Deposits for lot leases.\$250.00 for lot leases. Send to Assoc.**
- d. **S&M work sch.**
- e. **27E stove. Get it done.**
- f. **BoD member duties. Re-allocate?**
- g. **Mike Weed.**
- h. **Notary Yes. We need one. Who.**

6. ToDo:

- Barn and barn yard cleanup. ongoing
- Changes to R&R hunting.
- Rock work, banks. On hold until spring.
- Select trees for spring planting. Red maple and spruce.

7. Comments and Announcements

Next meeting date Thursday March 19 2026 @ 6:30pm – FNIC – 14010 FNB PKWY Ste 300 Omaha NE 68154

8. Adjournment **8:18**