



VILA BOARD OF DIRECTORS MONTHLY MEETING AGENDA

Date: Thursday June 20th, 2024 @ 6:00pm

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

Attendance: Trevor Fiala _____ In Person Terri Fulton _____
Tim Madden _____ In Person Rick Swanger _____ In Person _____
Carrie Grad _____ In Person Gary Zdan _____
Mike Munson _____

1. Call to Order, Trevor Fiala @ 6:22pm
2. Approval of the Minutes from May 16th, 2024, meeting – No minutes, Mike M out, tabled till July meeting.
3. Approval of the Agenda, including any additions or deletions prior to approval – Rick motioned to approve with additions. Tim second. Trevor and Carrie yay.
4. Review Financials - \$1450 and \$225 in unapplied cash and sales. Update \$50K CD, close original out, open new, correct balances.
 - a. Budget v Actual report
 - b. P&L
 - c. Balance sheet
 - d. A/R aging report
 - e. Monthly Electric – barn. (Rick Report) – Look at this in August meeting so we have enough data to determine correct split.
 - f. Monthly reconciliation of books – all accounts reconciled without issue/error
5. Old Business
 - a. Estate update. Cabin sold, No closing date yet. Background on new approved. – remove, old biz.
 - b. Controlled burn, back on the menu.- Trevor emailed Nick Pierce Sat 6/15. Nick called Trevor 6/20. Said he (Nick) will drive down to see how “green” the field is. Needs the following factors to be in place to burn. 1. Low relative humidity. 2. More dead “brown” than “green”. 3. Not dry. 4. Low wind, up to 15 mph and the direction of wind doesn’t matter. F/U with Nick in mid-July.
 - c. Proposed golf cart trail update. Previously tabled. – Trevor afraid of ticks, not walking trail yet.
 - d. Golf cart mower (RS) – actually a finishing mower. Time and labor, and extra parts purchased. Rick said he will sell the mower to VILA for \$2,800. Trevor made motion to approve purchase, Carrie Seconded, Rick and Tim both Yays. Mower is purchased, check to Rick Swanger from VILA for \$2,800. Rules: 1. NO personal use. 2. Must have permission from S&M Crew to use. 3. Key NEVER left in mower. 4. This is a FINISHING mower NOT a brush hog.



- e. Emergency rule addition specifically prohibiting transient rentals to our current Rules and Regulations. -update, from attorney? – James Carson still reviewing By-laws and R&R. Trevor F/U with last Saturday 6/15. Will F/U with him again prior to July meeting.
6. New Business
- a. Fall association meeting, start thinking about agenda. Sept. 15, 2024 – Need new agenda items starting in July. Board to finalize in August to send out to membership/tenants.
 - b. Mortgage (TBF) – See attached emails between VILA and Carla Knott (WNB) for details and options and suggestions on what to do about possible refi in Jan 2025. \$318,992.61 is the projected balloon payment December of 2026. If we take $\$318,992.61 / 2 \text{ (yrs)} = \$159,496.305 / 56 \text{ (shares)} = \$2,848.15$ additional special assessment to EACH share, not shareholder, for 2025 and 2026. Then special assessment is over. Still have to pay regular annual dues each year. This is a possible proposal to members 9/2024 semi-annual meeting. Also would NOT hold money, once special assessment is collected, make payment immediately towards loan.
 - c. 27E – Brian McGuire & Son (TBF) – Trevor talked with Brian June 20th. Brian hasn't been down but maybe 4 times in last year. Over the road truck driver. His son is staying there 3 nights a week, rest of time he stays with his GF. Neither is getting mail there. Neither is living there full time, but they do use it year round, which is allowed by the lease.
 - d. 27E – roof replacement (RS) – Trevor is getting bid from TGT Exteriors, also asked them to make any necessary temp/emergency repairs to prevent further leaks. Any other bids collected by board members? None. Per Brian, the shower is leaking into the wall behind it and showing up in other room. This needs to be addressed ASAP. Roof replacement to be voted on for approval no later than July meeting.
 - e. Golf carts without permits (TBF) – no one had list with them, tabled.
 - f. Lawn/Lot care (TBF) – How far do we want to go with this? If the area is not able to be taken care of, i.e. mowed easily. And it doesn't look bad, i.e., full of weeds, debris, etc. Then should we push to have it mowed down? Common areas, VILA responsibility, have several areas that are not mowed due to difficulty in doing so. Same should apply to lots. – Trevor makes motion to approve the handling of lawn/lot care as outlined. Carrie seconded. Tim and Rick yay.
 - g. Board approach with others (TBF) – Trevor has struggled with this himself for years. Board members should avoid discussing/addressing matters/issues with others that VILA is having the issue with in front of other people. Should avoid discussing matters when alcohol is involved. Address the matter privately and professionally. Leave your emotions out of it. Be fair and respectful. Obviously, sometimes it is hard to avoid certain circumstances, i.e. emergency security issues. But as board members we represent VILA, the board, the members and the inhabitants of VILA. Review your Board Agreement To Serve, if you need a copy request it and Trevor will send it.
 - h. Jill & Kerri 11E bank work (CG) – Trevor to take a look at it no later than weekend of June 21st.
 - i. 4P Lease (TBF) – Do we start the cost of the lease upon sale confirmation or 9/1/2024. If starting 9/1/2024, we would charge for the second half of 2024, which would equal \$1,075. If we charge prorated from closing, approx. 6/27. That would equal \$1,449.10. Rick makes motion to approve true prorated lease. Trevor second. Tim and Carrie yay.



- j. Tyler Fulton – Lean too (TBF) – S&L committee have not made decision yet on this or defined what a structure is. Board to vote without recommendation. Trevor makes motion to approve the replacement of the lean too, with NO walls allowed to be constructed, must maintain the same exact footprint as it was before. Rick Seconds. Tim and Carrie yay.
 - k. Background checks (TBF)– who should we pull these on? Trevor says it should be whoever is going to be on the lease or share. Unless they are an additional or second RV, must pull those too. Trevor makes motion that we continue with BG checks like this, like we always have. Carrie second. Rick and Tim yay.
 - l. S&L committee minutes (TM) – Tim brought/provided minutes from S&L committee meeting held 6/15/2024. Copy attached to these minutes.
7. Comments and Announcements
 - i. Next meeting date Thursday July 18th, 2024 @ 6pm – FNIC – 14010 FNB PKWY Ste 300
Omaha NE 68154
 8. Adjournment – 7:42pm