

# VENCIL ISLAND



## LANDOWNERS ASSOCIATION

### VILA BOARD OF DIRECTORS MONTHLY MEETING MINUTES

**Date:** Thursday November 20<sup>th</sup>, 2025 @ 6:00pm

**Location:** ~~FNIC — 14010 FNB PKWY Ste 300 Omaha NE 68154~~ ZOOM

<b>Attendance:</b> Trevor Fiala	Y	Terri Fulton	Y
Tim Madden	Y	Rick Swanger	Y
Carrie Grad	Y	Gary Zdan	Y
Mike Munson	Y	<b>Tony Y</b>	<b>Mark Franz Y</b>

1. Call to Order, Trevor Fiala **6:10(ish)**
2. a. Approval of the **Minutes** from October 16<sup>th</sup>, 2025, meeting **Pass 7-0**  
  
b. Approval of the **Agenda, With** additions or deletions prior to approval **Pass 7-0**
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. **Not listed yet, Due to list 12/01**
  - b. Status update. Tradewell Pallet. Ok to Drop? **\$1332.85 is ours. Done.**
  - c. Followup, unkempt/dilapidated lots. -updates. **Verbal and ongoing. Update Spring time.**
  - d. Smoke on the water 2026. **Discussion of relocating. River road and looking at other locations.**
  - e. Review 2025 Smoke on the water. Tabled from October. **After expenses, a little over \$1k.**
  - f. 1 1/2YI & 2YI Tyler Fulton. 21E Steve and Tammy. -Terri. Leased lots. -Terri. Tabled from October. **Lease 2/28/28. Zach wants 22E**
  - g. **Insurance renewal. 6.13% w/no changes.**
5. New Business
  - a. Sarpy County, distress warrant for Cox, Verlin at Lot 8p (email pdf encl.) **Wrong address. Not us.**
  - b. **Waterfoul lease. \$1500.00 for both. Rick/Mike pass 7-0**
  - c. **an RV. A BIG No NO. Its in the lease. \$500.00 fine and all hunt privileges suspended immediately. Mike/Trevor Pass 7-0.**
  - d. **Trees Approved. Trevor/Rick 7-0**

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e. FYI: 17 leases expiring. Expiring, not open.

1. Jeff & Terri Bacon 20E (RV)
2. Julie & Jay Bacon 15E (RV)
3. Devin & Amanda Brisbois 28PB (RV)
4. Fred & Lora Buchheister 30AP (RV)
5. Todd & Linda Hall 43P (cabin)
6. Pat & Ashley Hearity 54P (RV)
7. Brittany Heyd & Bronson Haffke 26.5AP (RV)
8. Mick Koory 26AAP (RV)
9. Valeri & Shepard Plowden 24AP (RV)
10. Andrew Saxton & Lisa Tostenson 57AP (RV)
11. Ray Stovneak 29E (cabin)
12. Tammy & Dave Tadlock 23P (RV)
13. Jenny Tyrrell 20P (cabin)
14. Dave Taylor & Sandy Urbanec 5YI (RV)
15. Mike Zimmerman And Matt & Sherri Gelvin 26CP (RV)
16. 8AP
17. 28AP – cabin to sell and lease

The following are leases that are not expiring but that I have been informed the lessees would like out of.

1. Hunter & Lexi Zimmerman 29BP – lease supposed to run to 2/28/2029
2. Tyler Fulton 1.5YI/2YI – lease supposed to run to 2/28/2028

Zach Kudalcek wants Steve & Tammy Tadlock lot

6.      ToDo:

- Barn and barn yard cleanup. ongoing
- Before Sept. Rick golf, 2 trucks removal.
- Rock work, banks. **S&M date?**
- Select trees. **Now to rip out the rest of them and then plant new.**

7.      Comments and Announcements

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

8.      Adjournment **7:55**