

# VENCIL ISLAND



## LANDOWNERS ASSOCIATION

### VILA BOARD OF DIRECTORS MONTHLY MEETING AGENDA

**Date:** Thursday July 17<sup>th</sup>, 2025 @ 6:00pm

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

**Attendance:** Trevor Fiala \_\_\_\_\_ Terri Fulton \_\_\_\_\_  
Tim Madden \_\_\_\_\_ Rick Swanger \_\_\_\_\_  
Carrie Grad \_\_\_\_\_ Gary Zdan \_\_\_\_\_  
Mike Munson \_\_\_\_\_

1. Call to Order, Trevor Fiala
2. a. Approval of the Minutes from June 19, 2025, meeting

Approval of the Agenda, including any additions or deletions prior to approval

3. Review Financials, **May & June**
  - 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 Funding review.
  - b. 28P – repairs. Structural issues? (See 5c for lease)
  - c. Status update. Tradewell Pallet. Round 2 (place holder Aug).
  - d. Followup, unkempt/dilapidated lots. -updates. 30/90/180 lot plan. Do we need this in the agenda?
  - e. Farm house, status. Target MI 07/15/2025?
  - f. Barn and barn yard cleanup
  - g. Fence to separate VILA barn yard and tenant barn yard.
  - h. Rock for river road. Followup rock placed 23-24P.
  - i. Bobcat purchase review and running numbers, if any. Tim/ Gary.
5. New Business
  - a. Farm House, broken tree.
  - b. 36P water pump, status.
  - c. 28P leasing/ showing updates. Can we lump 4b to 5c? (aka does 5c take care of 4b)

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6. Action Items:

7. Comments and Announcements

Next meeting date Thursday August 21<sup>st</sup>, 2025 @ 6pm – FNIC – 14010 FNB PKWY Ste 300 Omaha NE 68154

8. Adjournment