

VENCIL ISLAND



LANDOWNERS ASSOCIATION

VILA BOARD OF DIRECTORS MONTHLY MEETING MINUTES

Date: Thursday March 20, 2025 @ 6:00pm

Location: ~~FNIC — 14010 FNB PKWY Ste 300 Omaha NE 68154~~ Zoom due to power outages at FNIC

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 **6:10**
2.
 - a. Approval of the Minutes from February 20th, 2025, meeting **Trevor/Terri 5-0**
 - b. Approval of Minutes from February 22 BoD meeting, re: 27E inspection. **Trevor/Mike 5-0**
3. Approval of the Agenda, including any additions or deletions prior to approval. **W/add. Trevor/Rick 5-0**
4. Review Financials,
 - a. Budget v Actual report
 - b. P&L
 - c. Balance sheet
 - d. A/R aging report
 - e. Monthly reconciliation of books
5. Old Business
 - a. 28P status. Ownership status. Costs involved. **We have possession. Check w/ lawyer for Deed.**
 - b. 27E – roof replacement. Place holder. **Trevor/Gary, re-assess.**
 - c. Septic. Farm House -. **3-31 Start. Dig on 3-30**
 - d. 2YI & 11E. Evaluation report. Watch this winter & ice for spring. **Looking good so far.**
 - e. Re-finance updates. **3 year bank loan Starting 2026. From Spring meeting.**
 - f. ~~Septic. Farm House~~
 - g. Status update. Tradewell Pallet. **Logs @ FH. In progress for removal and then payment.**
 - h. Followup, unkempt/dilapidated lots. **Discussed. Trevor to send mike the spreadsheet for posting.**
 - i. North gate -Trevor. Removal of north gate? Discussed. If locks are working, we are fine. Send to spring assoc agenda. -place holder. **Covered Spring meeting.**
 - j. We want a bulletin board. **Up by July.- 60x36 w/glass. Amazon. Remove old.**

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6. New Business

- a. ~~Meeting BoD, 02/22/2025 27E inspection review.~~
- b. 27E occupancy. **Plumbing test for damaged parts, Sunday, -Rick. New tenant to assume lease for remainder of time old lease. (1yr)**
- c. Refi "~~plan C~~" ~~Mike~~
- d. Farm house tenants wish to terminate the lease. **Leased through 2026. Out 5/31, rent start 7/1.**
- e. Barn and barn yard cleanup. **Sch. Crew.**
- f. Fence to separate VILA barn yard and tenant barn yard. **From barn to coup. Privacy starting 1.5' up.**
- g. ~~Bulletin board.~~ **5j.**
- h. Rock for river road. Or a list of rock needed areas. **Tim 200T @\$30.00/T. We only have a \$5k budget. Motion to buy \$3k rock from Tims supplier and stage on site. Rick/Tim**
- i. **Request from 4YI for approval of a new fence at river edge on property, for kids. Returned for request of drawing on a split rail fence. We will make approvals from drawings.**

7. Action Items:

8. Comments and Announcements

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

9. Adjournment **7:16**