



VILA SEMI-ANNUAL MEETING AGENDA

Date: Sunday September 21st, 2025

Time: 12pm/Noon

Location: Northside of farmhouse in the yard

- I. Call to Order, Trevor Fiala**
- II. Approval of the Minutes from March 16th, 2025, meeting**
- III. Approval of the Agenda, including any additions or deletions prior to approval**
- IV. Review of YTD Financials As Of End Of August 2025**
 - a. Budget v Actual report
 - b. P&L
 - c. Balance sheet
 - d. A/R aging report
- V. Old Business**
- VI. New Business**
 - a. Smoke On The Water Event**
 - i. Happening Saturday September 27th
 - ii. Doors open to public at 2pm, judging at 4pm
 - iii. 15/adult, \$5/kids, under 5 free
 - iv. Duck race for prize on the Platte (\$5 to enter a duck!)
 - v. Beer garden (for you adults)
 - vi. Bounce house (for you kids!)
 - vii. Ice cream (for all)
 - viii. Occurs on the north end, from south side of 11P to north side of 10P and up the lane
 - b. Vilaween Event is Saturday October 25th.** Details forthcoming.
 - c. RV pull out date is Friday October 31st.** There are no extensions granted. Please do not have an RV on the property on Saturday November 1st. We do not wish to fine anyone \$500.
 - d. 2025 Budget Discussion & Vote – Projected Budget attached to agenda**
 - i. Added a new line item for equipment maintenance/repairs.
 - e. Sale of 28P Discussion & Vote**
 - i. We have 3 dwellings we currently are the landlords for. For now, that is enough for us.
 - ii. Propose putting this cabin up for sale at \$25K with the goal of getting no less than \$15K for it.
 - iii. Will lease the lot to the new tenant for \$2,500 a year, if on a 5-year lease and \$2,600 a year if year to year lease.
 - iv. Ability to put RV on lot for an additional \$500 a year, RV hookup is already installed.
 - f. Addition to Rule A. 15. Discussion & Vote**
 - i. Rule currently reads - Shareholders and Tenants shall not permit any activity on the Property of the Corporation which violates any federal, state or local law, or which is a



nuisance to the Corporation, or other Shareholders and Tenants, or which causes waste on the property.

- ii. Proposed rule revision - Shareholders and Tenants shall not permit any activity on the Property of the Corporation that violates federal, state, or local law, creates a nuisance to the Corporation or to other Shareholders and Tenants, or causes waste on the property. Any Shareholder, Tenant, guest, or visitor who engages in conduct that draws attention from law enforcement and causes law enforcement personnel to enter VILA property shall be considered in violation of VILA Rules and Regulations. This includes, but is not limited to, illegal activities, disorderly conduct, public disturbances, or any other actions that prompt a law enforcement response. If charges are filed for any illegal activity, the Board will review the matter for a possible \$500 fine assessment and expulsion from VILA property.

g. Additional RV – update to rule A. 21. Discussion & Vote

- i. Rule currently reads - assigned Lot. Shareholders and Tenants, with and/or without permanent structures are permitted to have one (1) RV, motorhome, or camping trailer on their assigned Lot during the approved season. Those wishing to have more than one (1) RV, motorhome, or camping trailer on their assigned Lot are permitted to do so long as they have prior written consent from the Board. An additional annual fee will apply per each additional RV, motorhome, or trailer in the amount of \$100 for Shareholders, and \$500 Tenants. No more than two (2) RV, motorhome, or trailers will be allowed on each assigned Lot, unless Lot is a double or one and a half-sized lot. Double Lot will be allowed up to four (4), one and a half-sized Lot will be allowed up to 3. Lots which have a permanent residential structure are only allowed to have one additional RV, motorhome, or trailer per Lot. This does not apply to those that have received prior, written consent to have more than the above listed RV, motorhome, or camping trailer numbers due to grandfathered rights granted by the Board.
- ii. Proposed rule revision - Shareholders and Tenants are allowed only one (1) residential structure, cabin, or shelter on each assigned Lot, and with or without permanent structures are permitted to have one (1) RV, motorhome, or camping trailer on their assigned Lot during the approved season; those wishing to have more than one (1) RV, motorhome, or camping trailer may do so only with prior written consent from the Board, and an additional annual fee will apply for each extra unit in the amount of \$100 per unit for Shareholders and \$500 per unit for Tenants; no more than two (2) RVs, motorhomes, or camping trailers are allowed on a standard Lot, except that double Lots may have up to four (4) and one-and-a-half-sized Lots may have up to three (3); Lots with a permanent residential structure may have only one (1) RV, motorhome, or camping trailer, except where prior written Board consent has granted grandfathered rights to exceed these limits; any additional RV placed on a Lot requires a separate lease agreement and a completed, Board-approved background check prior to placement and occupancy.

VII. Next meeting date.

- a. Sunday March 15th 2025 @ 12/noon @ TBD

VIII. Comments and Announcements



IX. Adjournment

Proposed VILA 2026 Budget

VILA

January 1-December 31, 2026

ACCOUNT	TOTAL
Income	
27E Lease	7,000.00
36P Lease	4,500.00
Annual Shareholder Dues	28,000.00
Deer / Turkey Hunting Lease	4,900.00
Events Income	1,166.00
Farmhouse Lease	14,400.00
Golf Cart Permits	1,500.00
HFU / UHFU Shareholder Fees	1,600.00
HFU / UHFU Tenant Fees	2,800.00
Lot Leases	81,900.00
Waterfowl Hunting Lease	3,000.00
Total for Income	\$150,766.00
Cost of Goods Sold	0.00
Gross Profit	\$150,766.00
Expenses	
Administrative Operational Expenses	\$0.00
Background Checks	225.50
Golf Cart Permit Sticker Cost	275.00
Meeting Expenses	500.00
Office Supplies	80.00
Postage	80.00
QuickBooks	1,140.00
Total for Administrative Operational Expenses	\$2,300.50
Bank Repair/Maintenance	7,500.00
Capital Improvements (FH, 36P, 27E & Common Grounds)	3,000.00
Equipment Maintenance General	4,000.00
Events Expenses	1,166.00
Insurance	8,100.00
Legal & Professional Services	1,000.00
Miscellaneous Maintenance	1,000.00
Other Business Expenses	200.00
Rental Maintenance (FH, 36P & 27E)	15,000.00
Repairs & Maintenance	4,000.00
Roads	5,000.00
Security	500.00
Taxes & Licenses	\$0.00
Sarpy County Property Taxes	25,500.00
Total for Taxes & Licenses	\$25,500.00
Tree Clearing & Mowing	1,000.00

Proposed VILA 2026 Budget

VILA

January 1-December 31, 2026

ACCOUNT	TOTAL
Utilities	\$0.00
Great Plains	75.00
OPPD	500.00
Waste Connections	500.00
Total for Utilities	\$1,075.00
Total for Expenses	\$80,341.50
Net Operating Income	\$70,424.50
Other Income	
Background Checks	330.00
Total for Other Income	\$330.00
Other Expenses	0.00
Net Other Income	\$330.00
Net Income	\$70,754.50