

# VENCIL ISLAND



## LANDOWNERS ASSOCIATION

### VILA BOARD OF DIRECTORS MONTHLY MEETING MINUTES

**Date:** Thursday September 18<sup>st</sup>, 2025 @ 6:00pm

**Location:** ~~FNIC — 14010 FNB PKWY Ste 300 Omaha NE 68154~~ **VIA ZOOM last minute change.**

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

1. Call to Order, Trevor Fiala 6:05
2. a. Approval of the **Minutes** from August 21, 2025, meeting **Mike/Tim** pass  
b. Approval of the **Agenda**, including any additions or deletions prior to approval **Trevor/Carrie** pass
3. Review Financials,
  - a. Budget v Actual report
  - b. P&L
  - c. Balance sheet
  - d. A/R ageing report **one line**
  - e. Monthly reconciliation of books
4. Old Business
  - a. 27E – roof repair. Status **@ fall assoc.**
  - b. 28P – Place holder. Send to Assoc. for approval to sell.
  - c. Status update. Tradewell Pallet. Round 2 (place holder **Aug**). **In progress.**
  - d. Followup, unkempt/dilapidated lots. -updates. 30/90/180 lot plan. Est. 12 Lots. Report, **Trevor/Tim. Letters ready. Going out Sat.**
  - e. Fence to separate VILA barn yard and tenant barn yard. **Done**
  - f. Bobcat purchase review **Tabled.** Tim/ Gary.
5. New Business
  - a. ~~No items submitted as of publishing.~~ Add b&c.
  - b. Last minute ~~tweaking~~ **review** Fall Assoc meeting. **Review and discussed.**
  - c. **Trash can. – Trevor. Adding to Fall meeting.**

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6.     ToDo:

- Barn and barn yard cleanup.
- Before Sept. Rick golf, 2 trucks removal.
- Rock work, banks.
- Select trees.

7.     Comments and Announcements

Next meeting date Thursday October 16<sup>st</sup>, 2025 @ 6pm – FNIC – 14010 FNB PKWY Ste 300 Omaha NE 68154

8.     Adjournment   **7:08**