



VILA SEMI-ANNUAL MEETING AGENDA

Date: Sunday September 20th, 2026

Time: 12pm/Noon

Location: Northside of farmhouse in the yard

Votes: Total Votes Available 53 – Total Votes At Meeting _____

- I. Call to Order, Trevor Fiala**
- II. Approval of the Minutes from March 15th, 2026, 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**
 - a. Unkept Lots/Structures
 - b. Property Taxes
 - c. Refinance Of Loan December 2026
- VI. New Business**
 - a. Smoke On The Water 2026 Recap
 - b. Vilaween Saturday October 17th
 - 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. **2027 Budget Discussion & Vote – Proposed Budget attached to agenda as well as the 2026 approved budget.**
 - e. **Proposed Bylaw Amendments Addressing Share Ownership and Voting — Discussion and Vote. See Exhibit A.**
 - f. **Proposed addition of trash dumpsters for VILA member and tenant use.** Add two 4-yard dumpsters inside of the Platte gate. To be emptied by-weekly at a cost of \$160 per month, or \$1,920 annually. Enclosures would be built to contain the dumpsters, cost for this would be privately donated. Use would only be allowed for daily waste and only waste generated by VILA members/tenants from VILA property.
- VII. Next meeting date.**
 - a. Sunday March 21st @ 12/noon @ TBD
- VIII. Comments and Announcements**
- IX. Adjournment**

Company name: VILA
 Budget name: VILA 2027 Budget
 Budget type: Profit and loss
 Period: FY 2027 (Jan 2027 - Dec 2027)

Consolidated

Accounts	Budget totals
Income	
27E Lease	\$7000.00
36P Lease	\$4500.00
Annual Shareholder Dues	\$28000.00
Billable Expenditure Revenue	
Billable Expenditure Revenue (55)	
Billable Expenditure Revenue-1	
Billable Expenditure Revenue-1 (56)	
Billable Expense Income	
Deer / Turkey Hunting Lease	\$4900.00
Donation Income	
Events Income	\$1166.00
Farmhouse Lease	\$14400.00
Golf Cart Permits	\$1500.00
HFU / UHFU Shareholder Fees	\$1600.00
HFU / UHFU Tenant Fees	\$2800.00
Lot Leases	\$83500.00
Sales	
Sales of Product Income	
Sales of Product Revenue	
Unapplied Cash Payment Income	
Uncategorized Income	
Waterfowl Hunting Lease	\$2500.00
Total Income	\$151866.00
Cost of Goods Sold	
Cost of Goods Sold	
Total Cost of Goods Sold	
Expense	
2019 Flood Recovery	
Electrical	
Equipment	
Fuel	
Misc Expenses	
Roads	
Total 2019 Flood Recovery	\$0.00
Administrative Operational Expenses	
Background Checks	\$225.50
Golf Cart Permit Sticker Cost	\$275.00
Meeting Expenses	\$500.00
Office Supplies	\$80.00
PO Box	
Postage	\$80.00
QuickBooks	\$1800.00
Total Administrative Operational Expenses	\$2960.50
Advertising, Marketing, Promotional	
Ask My Accountant	
Bad Debt Expense	
Bank Charges & Fees	
Bank Repair/Maintenance	\$7500.00
Equipment	
Fuel	

Accounts	Budget totals
Material	
Total Bank Repair/Maintenance	\$7500.00
Capital Improvements (FH, 36P, 27E & Common Grounds)	\$3000.00
27E	
36P	
Common Grounds	
Farmhouse	
Total Capital Improvements (FH, 36P, 27E & Common Grounds)	\$3000.00
Car & Truck	
Contractors	
Equipment Maintenance General	\$4000.00
Events Expenses	\$1166.00
Insurance	\$8100.00
Interest Paid	
Job Supplies	
Legal & Professional Services	\$1000.00
Meals & Entertainment	
Miscellaneous Maintenance	\$1000.00
Other Business Expenses	\$200.00
Purchases	
QuickBooks Payments Fees	
Reimbursable Expenses	
Rental Maintenance (FH, 36P & 27E)	\$15000.00
27E	
36P	
Farmhouse	
Total Rental Maintenance (FH, 36P & 27E)	\$15000.00
Repairs & Maintenance	\$4000.00
Fuel	
Total Repairs & Maintenance	\$4000.00
Roads	\$5000.00
Contracted Work	
Equipment	
Fuel	
Material	
Total Roads	\$5000.00
Security	\$500.00
Shipping, Freight & Delivery	
Taxes & Licenses	
Sarpy County Property Taxes	\$25500.00
Total Taxes & Licenses	\$25500.00
Travel	
Tree Clearing & Mowing	\$1000.00
Equipment	
Food/Drink For Annual March Event	
Fuel	
Total Tree Clearing & Mowing	\$1000.00
Uncategorized Expense	
Utilities	
Great Plains	\$75.00
OPPD	\$500.00
Waste Connections	\$960.00
Total Utilities	\$1535.00
Total Expense	\$81461.50
Other Income	
Background Checks	\$330.00

Accounts	Budget totals
Interest Earned	
Late Fee Income	
Shareholder Late Fees	
Tenant Late Fees	
Total Other Income	\$330.00
Other Expense	
Depreciation	
Other Miscellaneous Expense	
Reconciliation Discrepancies	
Total Other Expense	\$0.00
Total Net Income	\$70734.50

Sunday, September 13, 2026 at 11:48 AM CDT

Company name: VILA
 Budget name: VILA 2026 Budget
 Budget type: Profit and loss
 Period: FY 2026 (Jan 2026 - Dec 2026)

Consolidated

Accounts	Budget totals
Income	
27E Lease	\$7000.00
36P Lease	\$4500.00
Annual Shareholder Dues	\$28000.00
Billable Expenditure Revenue	
Billable Expenditure Revenue (55)	
Billable Expenditure Revenue-1	
Billable Expenditure Revenue-1 (56)	
Billable Expense Income	
Deer / Turkey Hunting Lease	\$4900.00
Donation Income	
Events Income	\$1166.00
Farmhouse Lease	\$14400.00
Golf Cart Permits	\$1500.00
HFU / UHFU Shareholder Fees	\$1600.00
HFU / UHFU Tenant Fees	\$2800.00
Lot Leases	\$81900.00
Sales	
Sales of Product Income	
Sales of Product Revenue	
Unapplied Cash Payment Income	
Uncategorized Income	
Waterfowl Hunting Lease	\$3000.00
Total Income	\$150766.00
Cost of Goods Sold	
Cost of Goods Sold	
Total Cost of Goods Sold	
Expense	
2019 Flood Recovery	
Electrical	
Equipment	
Fuel	
Misc Expenses	
Roads	
Total 2019 Flood Recovery	\$0.00
Administrative Operational Expenses	
Background Checks	\$225.50
Golf Cart Permit Sticker Cost	\$275.00
Meeting Expenses	\$500.00
Office Supplies	\$80.00
PO Box	
Postage	\$80.00
QuickBooks	\$1140.00
Total Administrative Operational Expenses	\$2300.50
Advertising, Marketing, Promotional	
Ask My Accountant	
Bad Debt Expense	
Bank Charges & Fees	
Bank Repair/Maintenance	\$7500.00
Equipment	
Fuel	

Accounts	Budget totals
Material	
Total Bank Repair/Maintenance	\$7500.00
Capital Improvements (FH, 36P, 27E & Common Grounds)	\$3000.00
27E	
36P	
Common Grounds	
Farmhouse	
Total Capital Improvements (FH, 36P, 27E & Common Grounds)	\$3000.00
Car & Truck	
Contractors	
Equipment Maintenance General	\$4000.00
Events Expenses	\$1166.00
Insurance	\$8100.00
Interest Paid	
Job Supplies	
Legal & Professional Services	\$1000.00
Meals & Entertainment	
Miscellaneous Maintenance	\$1000.00
Other Business Expenses	\$200.00
Purchases	
QuickBooks Payments Fees	
Reimbursable Expenses	
Rental Maintenance (FH, 36P & 27E)	\$15000.00
27E	
36P	
Farmhouse	
Total Rental Maintenance (FH, 36P & 27E)	\$15000.00
Repairs & Maintenance	\$4000.00
Fuel	
Total Repairs & Maintenance	\$4000.00
Roads	\$5000.00
Contracted Work	
Equipment	
Fuel	
Material	
Total Roads	\$5000.00
Security	\$500.00
Shipping, Freight & Delivery	
Taxes & Licenses	
Sarpy County Property Taxes	\$25500.00
Total Taxes & Licenses	\$25500.00
Travel	
Tree Clearing & Mowing	\$1000.00
Equipment	
Food/Drink For Annual March Event	
Fuel	
Total Tree Clearing & Mowing	\$1000.00
Uncategorized Expense	
Utilities	
Great Plains	\$75.00
OPPD	\$500.00
Waste Connections	\$500.00
Total Utilities	\$1075.00
Total Expense	\$80341.50
Other Income	
Background Checks	\$330.00

Accounts	Budget totals
Interest Earned	
Late Fee Income	
Shareholder Late Fees	
Tenant Late Fees	
Total Other Income	\$330.00
Other Expense	
Depreciation	
Other Miscellaneous Expense	
Reconciliation Discrepancies	
Total Other Expense	\$0.00
Total Net Income	\$70754.50

Sunday, September 13, 2026 at 11:49 AM CDT

EXHIBIT A

PROPOSED BYLAW AMENDMENTS - SHARE OWNERSHIP & VOTING

Purpose of the Proposed Changes

The VILA Bylaws currently limit any one person or party to no more than three (3) votes, regardless of the number of shares held. However, the Bylaws do not currently limit the number of shares that one person or party may acquire. The proposed amendments are intended to close that gap while protecting existing Shareholders who already own more than three shares.

The intent is not to take shares away from any current Shareholder. Existing ownership above three shares would be grandfathered. Going forward, ownership would generally be limited to three shares, and a grandfathered owner who later reduces their ownership would not be permitted to reacquire shares above their new reduced ownership level.

Proposed Bylaw Changes

ARTICLE II - SHAREHOLDERS

SECTION 3. VOTING.

How It currently reads:

Each Shareholder of the Corporation shall be entitled to one vote for each share owned by said Shareholder. However, no one person shall have more than 3 votes, including proxies, at any one time. Regardless of how many shares one person or party(ies) hold.

Proposed Change:

Each Shareholder of the Corporation shall be entitled to one (1) vote for each share owned by said Shareholder. However, no individual, person, or party shall be entitled to exercise more than three (3) votes at any one time, whether such votes are exercised through shares owned directly or by proxy.

Regardless of the number of shares owned or controlled by an individual, person, or party, no individual, person, or party shall exercise more than three (3) votes at any meeting of the Shareholders.

SECTION 10. OWNERSHIP, SALE OR TRANSFER OF SHARES.

How it currently reads:

Shareholders shall have the right to sell their share of stock to those approved by the Board of Directors. Sale of a share of stock will result in a \$100.00 fee payable to the Association by either the seller or buyer of said stock. Shareholders wishing to transfer their existing share to a lease lot are only allowed to do so for a fee. Fee shall be equal to the annual lease fee of the destination lot. There shall be no limit on the number of times a share can be sold or transferred.

Proposed Change:

Shareholders shall have the right to sell or transfer their shares of stock to persons or parties approved by the Board of Directors. The sale of a share of stock shall result in a \$100.00 fee payable to the Association by either the seller or buyer of said stock.

Shareholders wishing to transfer an existing share to a lease lot shall only be allowed to do so for a fee. The fee shall be equal to the annual lease fee of the destination lot. There shall be no limit on the number of times a share may be sold or transferred, subject to the ownership limitations contained in this Section.

No individual, person, married couple, or party shall acquire or hold more than three (3) shares of stock in the Corporation, except as specifically provided by the grandfather provision below.

Any individual, person, married couple, or party holding more than three (3) shares as of the effective date of this amendment shall be permitted to retain all shares held as of that date and shall be considered grandfathered under this Section. Nothing in this Section shall require a grandfathered Shareholder to sell, surrender, or otherwise transfer any shares currently held.

A grandfathered Shareholder holding more than three (3) shares shall not acquire any additional shares. If a grandfathered Shareholder sells, transfers, or otherwise disposes of one or more shares, the maximum number of shares that Shareholder may thereafter hold shall be reduced to the number of shares remaining immediately following such sale, transfer, or disposition. Once a grandfathered Shareholder's ownership has been reduced to three (3) shares or fewer, the three-share maximum shall apply in the same manner as it applies to all other Shareholders.

For purposes of determining compliance with the three-share ownership limitation, shares owned or controlled by an individual, that individual's spouse, and any corporation, limited liability company, partnership, trust, or other legal entity owned or controlled by either spouse shall be considered collectively and treated as one ownership group. No individual, spouse, person, party, or related entity shall structure ownership or use another person or entity for the purpose of circumventing the three-share ownership limitation contained in this Section.

The Board of Directors shall not approve any sale, transfer, issuance, or other acquisition of a share that would result in a violation of this Section.

ARTICLE III - BOARD OF DIRECTORS

SECTION 1. GENERAL POWERS. (Revised portion concerning issuance of shares)

How it currently reads:

The Board of Directors shall also have the power to issue shares of stock of the Corporation, one share per Lot owner of a Lot at Vencil Island, the price for such stock and the terms and conditions of payment of said purchase price shall be set by the initial Board of Directors who are selected by the Incorporator as set forth in Section 2 hereof, or by the subsequent Board of Directors elected after closing of the purchase of Vencil Island by the Corporation.

Proposed Change:

The Board of Directors shall also have the power to issue shares of stock of the Corporation, one share per Lot owner of a Lot at Vencil Island, subject at all times to the ownership limitations set forth in Article II, Section 10 of these Bylaws. The Board of Directors shall not issue or approve the transfer of a share if such issuance or transfer would cause an individual, person, or party to exceed the applicable ownership limitation.

Except for Shareholders grandfathered under Article II, Section 10, an individual, person, or party who already holds three (3) shares may not acquire an additional share-bearing Lot if the acquisition would require or result in ownership or control of a fourth share. Nothing in this provision shall require a grandfathered Shareholder to dispose of any Lot or share lawfully held as of the effective date of the amendment.

The price for such stock and the terms and conditions of payment of said purchase price shall be set by the initial Board of Directors who are selected by the Incorporator as set forth in Section 2 hereof, or by the subsequent Board of Directors elected after closing of the purchase of Vencil Island by the Corporation.

ARTICLE VI – AMENDMENTS

How it currently reads:

These Bylaws may be amended or repealed, and new Bylaws and amendments thereto may be adopted at any time as set forth in ARTICLE II, Section 8 hereof, if notice of said special meeting or annual meeting includes the proposed Bylaws change.

Proposed Change:

These Bylaws may be amended or repealed, and new Bylaws or amendments thereto may be adopted, by the affirmative vote required under Article II, Section 9 of these Bylaws, provided that notice of the meeting at which the proposed amendment will be considered includes the proposed Bylaws change.

What This Means in Practice

- No current Shareholder is required to give up any share currently owned.
- A Shareholder currently holding four or five shares may continue to hold those shares.
- A grandfathered Shareholder may not acquire additional shares while above the three-share limit.
- If a grandfathered owner with five shares sells one, that owner's new maximum becomes four. If another is later sold, the maximum becomes three.
- Once ownership reaches three shares or fewer, the normal three-share maximum applies.
- New acquisitions and transfers may not be structured through controlled entities simply to avoid the ownership limit.
- The existing three-vote maximum remains in place.

Important Note

This proposal is intended to preserve VILA's long-term shared-governance structure and prevent future concentration of share ownership from undermining the existing three-vote limitation. It is not intended to penalize or reduce the ownership rights of current Shareholders.

Because these amendments affect stock ownership, transfers, related entities, and corporate governance, the final language will be reviewed by VILA's legal counsel before adoption.